

CITY OF SUGAR LAND

Design Standards



June, 2007

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1.0 GENERAL AND PROCEDURAL REQUIREMENTS

1.1 General

1.1.1 Purpose

These Standards describe the general requirements, procedures and technical standards for the preparation of construction plans and supporting documents required to gain project approval from the City of Sugar Land.

These Standards are intended to represent the minimum level of engineering practice required for projects in the City and provide a starting point for rational engineering design. The City Engineer may require specific design elements, in addition to those contained in these Standards, to address unique public safety or other issues at a specific project site.

1.1.2 Definitions

Unless specifically defined below, all words and terms used in this document carry their commonly associated meanings relative to the context in which they are used. When consistent with the context, words used in the present tense include the future, words in the plural include the singular, words in the singular include the plural, and terms expressing gender include the gender not stated.

Access Easement. An easement designated on the final plat which provides access to platted tracts excepting single-family and Two-family Residential. The easement shall be privately maintained.

City Engineer. The City official granted this title as defined in the Development Code or their authorized representatives.

Collector Streets. Street routes that have short travel distances and collect traffic, from inner-city streets and funnel it into arterials or other collector streets as identified in the Master Thoroughfare plan or an approved TIA.

Commercial Driveway Approach. The portion of a driveway within the public right-of-way that provides access to property on which an office, retail, commercial center, or a building having more than three dwelling units is located or any driveway approach which accesses property that is primarily used for a non-residential purpose.

Dead End Street. A street, other than a cul-de-sac, with only one outlet.

Dead-End Waterline. Any waterline having only one tie-in to another waterline. Waterlines that loop and tie back into themselves are still considered dead end waterlines.

Design Analysis. The narratives and calculations necessary to explain and support a project design.

Design Engineer. The Professional Engineer in responsible charge of the design of a public infrastructure or other project within the City or its ETJ.

Development. A planning or construction project involving substantial property and usually including the subdivision of land and a change in land use character.

Development Review Coordinator. The City staff person responsible for accepting and tracking plats, construction plans and other submittals related to the City's approval of a proposed project.

Drawings. Plan, profile, detail, and other graphic sheets to be used in a construction contract which define the character and scope of the project.

Easement. This term shall mean an encumbrance on private property that entitles an entity to specific uses and rights.

Final Plat. A map or drawing of a proposed subdivision prepared to meet all of the requirements for approval by the Planning and Zoning Commission. Distances shall be accurate to the nearest hundredth of a foot. The final plat of any lot, tract, or parcel of land shall be recorded in the records of Fort Bend County, Texas. An amended plat is also a final plat.

Pavement width. The portion of a street available for vehicular traffic from back of curb to back of curb.

Professional Engineer. An engineer currently licensed and in good standing with the Texas Board of Professional Engineers.

Professional Land Surveyor. A surveyor currently registered and in good standing with State of Texas Board of Professional Land Surveying.

Regulatory Entity. A regulatory entity is a state or local governmental entity whose regulations or requirements may affect a project's design and/or construction. These entities may include

but are not limited to Fort Bend County, water authorities, river authorities, subsidence districts, levee districts, and municipal utility districts.

Review Authorities. The authorized representatives of the City's departments, divisions, or sections responsible for reviewing and approving calculations and drawings for public infrastructure projects including design and construction contracts with the City.

Specific Approval. A written approval from the City Engineer for a deviation from these standards in the design and/or construction plans for a project within the City or its extraterritorial jurisdiction.

1.1.3 Approval required

Construction plans for projects within the City's limits or extraterritorial jurisdiction shall be approved by the City Engineer.

All approvals required in these Standards are the responsibility of the project owner. Failure to obtain appropriate approvals may be grounds for suspension of construction until appropriate approvals are granted.

1.1.4 Construction Plans Required

Construction plans for all infrastructure projects that connect to, affect or effect the public infrastructure shall be approved by the City of Sugar Land as required by City ordinance.

1.1.5 Compliance with City Ordinances Required

All projects that are required to conform to these Standards shall also be in compliance with all applicable ordinances in the City. Projects should be reviewed for compliance with the following list of ordinances as applicable.

- A. Subdivision
- B. Zoning
- C. Flood Plain Management
- D. Traffic

E. Sign

F. Water and Sewer

It is the responsibility of the Design Engineer to review and determine the applicability of City ordinances to the project. It is the responsibility of the City Engineer to review the project and advise the Design Engineer of non-compliance with applicable City ordinances and these Standards. The City Engineer has the discretion to require compliance with any existing City ordinance before approving the project's construction plans.

1.1.6 Compliance with other laws and regulations

All construction plans and supporting documentation shall conform to the requirements of these Standards and the regulations of all Federal, State, County, and Local entities having jurisdiction.

1.1.7 Preliminary Meeting

The Development Review Committee and City staff will make themselves available for a preliminary meeting to discuss a proposed project with the Design Engineer and owner. This preliminary meeting may be scheduled with the Development Review Coordinator prior to submittal of any documents for review. The purpose of this meeting is to discuss the project concepts and to establish the status of requirements and issues that may be pertinent to the project. A preliminary meeting is not required.

1.1.8 Right of Way and Utility Service Coordination

The Design Engineer is responsible for researching all right-of-way utility service providers with an interest in the project site. The Design Engineer or owner is responsible for proper coordination with each utility service provider with an interest in the project site. All rights of way and utility service easements must be properly reflected on plats and construction plans. Rights of way holders and utility service providers at a project site may include but not be limited to the following entities.

A. City of Sugar Land

B. Fort Bend County Engineer

C. Fort Bend County Drainage District

- D. Texas Department of Transportation
- E. Alltel Sugar Land Telephone
- F. Center Point Energy
- G. Reliant Energy
- H. Municipal Utility Districts
- I. Levee Improvement Districts
- J. Cable Television Companies
- K. Railroad Companies
- L. Pipeline Companies

1.1.9 Capacity Allocations

1.1.9.1 Water and Wastewater Services

The owner or Design Engineer will notify the City of a development's water and wastewater capacity requirements, expressed in equivalent single-family connections (ESFC). If the City determines that a development's capacity requirements will have a significant impact on the City's water or wastewater system, the City may require the owner to do additional analysis of those impacts to determine if mitigation measures are necessary. Alternatively, the owner will reimburse the City for its costs associated with having the City's consultant calculate the impact. Mitigation will be required in order for the City to maintain adequate levels of water or wastewater service, including flow rates, pressure, and other service characteristics, or to comply with the City's regulations, City master plans, or other governmental laws and regulations. The required additional analysis may include running hydraulic models or determining the impact to the downstream sanitary system from increased flows, as required by the City. Implementation of the mitigation measures will be the responsibility of the owner.

1.1.9.2 Drainage

Prior to beginning construction of a project, a current commitment of drainage capacity for the proposed development, including the status of any drainage fees that may be due or have been paid, will be required. The commitment shall be issued by the Fort Bend County Drainage District or the City and a copy must be furnished to the City Engineer.

1.1.9.3 Traffic

The City may require trip estimates for proposed development. The trip estimates shall be based on the latest version of the Institute of Transportation Engineers' "TRIP GENERATION MANUAL". If the trip estimates exceed 100 trips per hour during peak hours, the City may require a traffic impact analysis to determine necessary traffic mitigation measures to maintain the required intersection level of service. The City may also require a traffic impact analysis if the City Engineer determines that one is justified by special conditions.

1.2 Design Review Procedures for Public Infrastructure Projects

1.2.1 Initial Submittal

Submit five (5) copies of construction plans and supporting documentation to the Development Review Coordinator for review. Plans will be circulated to appropriate Departments and comments will be returned to the Design Engineer in a timely manner. When plans are submitted that conform to these Standards, without a Specific Approval or Variance request, the Development Review Coordinator will endeavor to return comments no later than fourteen (14) working days after the submittal date.

1.2.2 Approval Letters

1.2.2.1 Utilities

Submit approval letters for all plats from all public and private utilities and other entities affected by the project. The approval letter shall state that service will be available to the project, where appropriate, and that there is no objection to the project. It is the responsibility of the design engineer to coordinate with public and private utilities to address conflicts with existing utilities.

1.2.2.2 Government Agencies

Confirmation in writing of preliminary approval by the Fort Bend County Engineer, the Fort Bend County Drainage District Engineer and any other affected agency shall be provided to the City, when a facility owned or operated by the agency is affected.

1.2.3 Final Submittal

After all City comments have been adequately addressed, submit one set of Mylar reproducible drawings and two (2) sets of copies of the final construction plans to the Design Review Coordinator. A City of Sugar Land approval signature block shall be provided on each set.

1.2.4 Final Approval

The reproducible construction plan set will be signed by the City Engineer or their designee, typically within two (2) weeks.

1.2.5 Recording

All separate or special easements that may be required for construction shall be recorded in the Fort Bend County Official Records, subject to the surety clause requirements of the City of Sugar Land's Development Code Subdivision Regulations.

1.3 Construction Procedure Requirements for Public Infrastructure Projects

1.3.1 Pre-Construction Meeting Required

Prior to the start of construction, a pre-construction meeting must be conducted for each project. The Design Engineer must request that the City schedule a pre-construction meeting. The City will conduct the pre-construction meeting within 5 working days of the request. A City representative must attend the pre-construction meeting.

1.3.2 Start of Construction

Construction shall not begin until construction plans are signed by the City of Sugar Land. Construction shall not begin within an existing easement or right-of-way until all permits and/or any right-of-way use agreements are negotiated between the parties.

The Design Engineer or contractor shall notify the City at least forty-eight (48) hours prior to beginning construction. The City will make periodic inspections of the construction.

1.3.3 Construction Representation Required

Full time construction representation by the Design Engineering firm or its project team shall be provided during construction of public utilities in accordance with the requirements of the creation ordinance for any utility district.

1.3.4 Progress Notifications

The City shall be notified at least one City working day or twenty-four (24) hours, whichever is earlier, prior to each time concrete is placed on the project, all pipe/manhole inspection tests, bacteriological tests and other tests including sub-grade and concrete, that may be required.

The City shall be notified at least forty-eight (48) hours or two city working days, whichever is earlier, prior to initial and final inspection of the project. The City staff will be present during all initial and final inspections.

1.3.5 Plan Revision Requests

Design changes from approved construction plans shall be approved by the City Engineer. The Design Engineer will submit plan revision requests in writing to the Development Review Coordinator. The City will respond in writing within five (5) working days. In lieu of this process, the City Engineer may, at his discretion, allow plan revisions to be reflected on As-Built plans.

1.3.6 Record Drawings

After completion of the project and as a condition for initial acceptance, the Design Engineer shall provide the Development Review Coordinator one set of reproducible record drawings and one copy of the record drawings, and electronic files of the project's record drawings as specified in section 1.4.2 B and 2.4.1. Record drawings shall reflect the facilities constructed and all significant horizontal and vertical changes made from the approved plans during construction. If the drawings included a grading plan, the grading plan in the record drawings must reflect as-built elevations established by a survey completed under the supervision of a licensed professional land surveyor.

1.3.7 Other Records

For all projects, all delivery tickets for all materials (e.g., concrete, cement stabilized sand) shall be maintained by the contractor and shall be made available for review by the City. These delivery tickets shall be maintained for a minimum of one year from initial acceptance of the project.

An approved subdivision plat and applicable easements shall be recorded in the Fort Bend County Plat Records and in the Fort Bend County Official Records, subject to the surety clause requirements of the City of Sugar Land's Development Code Subdivision Regulations

1.4 Approval and Acceptance of Public Infrastructure Projects

1.4.1 Approval Required before placement in Service

Public Infrastructure projects shall have received final approval of the City prior to placing any project facilities in service for use by public.

1.4.2 Initial Acceptance

Initial acceptance by the City shall be granted in writing when the following items are complete:

- A. Construction is completed in accordance with the approved construction plans and the outstanding punch list items have been completed;
- B. All record drawings in the specified GIS, Scanned TIF Image and either a DGN, DWG (AutoCAD) or DXF (Drawing Exchange) format as specified in section 2.4.1, has been submitted to the City and the Design Engineer has certified the record drawings are complete and correct;
- C. All bond requirements, as detailed in 1.4.3, for the project have been met and copies of the bonds have been provided to the City;
- D. All other public entities having jurisdiction over the project have given their approval of the project with copies of the approvals provided to the City, and

- E. The City has received a certification from the Design Engineer that all materials installed in the project are complete in place in accordance with approved plans and specifications.

1.4.3 Final Acceptance

Public works projects within the City of Sugar Land and extraterritorial jurisdiction will be subject to a minimum one (1) year maintenance period. An inspection prior to the end of this maintenance period will be scheduled and conducted by the City and all other entities having jurisdiction. The developer must furnish a street light layout to the City as a condition for final acceptance. All facilities, including street lighting, shall be operational and in good condition at the time of this inspection.

The City will grant final acceptance to a project in writing after this inspection and all punch list items identified in the inspection are completed.

1.5 Right-of-Way Use Permits

1.5.1 Right-of-Way Use Permit Requirements

The requirements for Right-of-Way use permits are outlined in the City of Sugar Land's Code of Ordinances.

1.5.2 Project Plans Required

The owner or authorized agent shall submit project plans and supporting documents as requested by the Right-of-Way Manager in order to receive a Right-of-Way use permit. The owner of a project shall be responsible for location of all facilities in the area of construction. All disturbed areas within the public Right-of-Way are to be restored after construction.

1.5.3 Private Facilities

Private facilities permitted within a public Right-of-Way shall be the maintenance responsibility of the private entity. If private facilities are not maintained in good order, the permit shall be void and the facilities shall be removed at the expense of the private entity. Upon request of the City of Sugar Land, or entity having jurisdiction, facilities shall be removed, relocated or replaced at no cost to the City of Sugar Land.

1.6 Easements

Minimum easement requirements are set for in the Sugar Land Development Code Subdivision Regulations.

1.7 Abandonment of Facilities

If a new project will abandon existing facilities, the plans shall provide for the appropriate abandonment of these facilities.

1.7.1 Mains

Abandonment of utility mains in private easements shall consist of filling the main with grout or slurry. The grout or slurry must be capable of being pumped into place. The construction plans shall include details of the method proposed for abandoning all other mains.

1.7.2 Manholes

All abandoned manholes shall be removed to a level not less than four feet below grade. All inlets and outlets shall be securely plugged and the structure filled with stabilized sand.

1.7.3 Lift Stations

Lift stations shall be abandoned by removal of all pumps, motors, couplings, valves, and controls from the dry well and all appurtenances above finished grade. Both the wet well and dry well shall be cut down five feet below grade, filled with cement stabilized sand, and covered with top soil to grade. The associated force main shall be properly abandoned, including cutting and plugging both ends and grouting the main. The lift station site shall be re-vegetated.

1.7.4 Other Utility Facilities

All other utility facilities to be abandoned shall be noted on the construction plans and the procedures for abandonment included in the Construction notes.

1.8 Variances, Specific Approvals, and Approved Products List

1.8.1 Maintenance & Amendments

These Design Standards shall be maintained, amended, and kept current by the City Engineer in accordance with the requirements of the Sugar Land Development Code Subdivision Regulations.

1.8.2 Specific Approvals

Plans that do not conform to the requirements of these Standards shall not be approved without first obtaining a Specific Approval for each deviation. Specific Approvals must be approved by both the City Engineer and the City Manager.

Requests for Specific Approvals shall be submitted to the City Engineer in a detailed written request and shall only be authorized in writing. A request for Specific Approval shall be submitted with the project plans and must include sufficient supporting documentation to allow the City Engineer to make a well-informed decision. If additional information is needed, the City Engineer will inform the Applicant or Design Engineer of the additional information required, and may require such additional information or data to be signed and sealed by a Registered Professional Engineer to support the request, if necessary. The City Engineer will have fifteen (15) business days to respond to the applicant's request, either with a decision on the merits of the request, a request for more information, or a notice detailing when action will be taken on the applicant's request.

The City Engineer shall evaluate each request in accordance to the following criteria:

- A. The performance of the proposed design is equal to or better than the design required by the Design Standards.
- B. The performance of the proposed design requested for Specific Approval accomplishes the intent of the Design Standards.
- C. The Specific Approval must be consistent with current engineering best practices; and
- D. The Specific Approval will not be detrimental to the public safety.

After review, the City Engineer will issue a Letter of Specific Approval or a letter of denial for each Specific Approval request.

An applicant may appeal the determination of the City Engineer to the Executive Director of Community Development. All appeals must be prepared and sealed by a Professional Engineer Registered with the Texas Board of Professional Engineers. The Executive Director can either uphold the determination of the City Engineer or may require the City Engineer to reconsider the determination in light of specific points raised by the Executive Director. Decisions of the Executive Director can be appealed to the City Manager in the same manner as appeals from the City Engineer. The City Manager's determination is final. When considering an appeal, the Executive Director or City Manager will each have fifteen (15) business days to respond to the

applicant's request, either with a decision on the merits of the request, a request for more information, or a notice detailing when action will be taken on the applicant's request.

Construction work related to any Specific Approval item shall not begin until the City has granted approval in writing. Any work that proceeds without a written Specific Approval will be subject to removal and replacement in accordance with these Standards.

1.8.3 Approved Products List

The City Engineering Department will maintain an Approved Products List. The Approved Products List will contain materials and manufactured items that have received prior Specific Approval for use in construction of a project. Items not appearing on the Approved Products List shall not be used for construction of projects within the City or its extraterritorial jurisdiction without a Specific Approval unique to that project.

The Approved Products List may be expanded to include additional items at the discretion of the City Engineer.

New products proposed for approval shall be locally available from a reputable supplier. A complete submittal of information regarding the proposed approved product and samples of the product shall be submitted to the City Engineer for review. The City Engineer and Public Works Department will review the product information and make a determination on inclusion of the proposed product. If recommended for inclusion, the final approval of the product for inclusion on the Approved Products List will be granted by the City Engineer.

2.0 CONSTRUCTION PLAN SHEETS AND GRAPHICS REQUIREMENTS

2.1 Construction Plan Set

2.1.1 Required Sheets

Cover sheet: A copy of the “Seed Cover Sheet File” can be obtained from the City Engineer’s office. The cover sheet shall include a vicinity map; the project name; the consulting engineer’s / architect’s name, address and phone number; the engineer’s / architect’s signed seal; the City’s standard signature block and an index to all plan sheet numbers.

Vicinity Map: Each set of plans shall include a map showing the location of the project within the City or its ETJ. The map shall show an area sufficient to locate the project relative to the closest intersection of two major collectors or arterials. If appropriate, the map should also show nearby features of interest or a sensitive nature. These items may include but are not limited to schools, churches, parks, playgrounds, etc.

Final plat: for Record Drawings, the recorded plat shall be included here.

2.1.2 Sheets to be included as Applicable

Drainage Area Map

Drainage Calculations

Detention Pond Plan

Drainage Details

Traffic Control and Pavement Marking Layout

Lot Grading Plan

Paving and Sidewalk Layout Plan

Utility Layout Plan

Utility Plan and Profiles

Specific Construction Details

Key Drawings: In addition to plan and profile sheets, each set of construction drawings should include paving and utility key drawings indexing specific plan and profile sheets if the project is of sufficient size.

2.2 Drawing Requirements

2.2.1 Drawing Size

Plans shall be standard twenty-three inch by thirty-six inch (23" x 36") Federal Aid Sheets or twenty-four inch by thirty-six inch (24" x 36") overall dimensions.

2.2.2 Engineering Certification

The seal, date, and original signature of the Design Engineer responsible for preparation of the plans is required on each sheet in accordance with the rules and regulations of the Texas State Board of Professional Engineers. The engineer's certification must be in accordance with the rules and in a format that will reproduce on prints.

2.2.3 Standard Scales

The standard scales permitted for plans and profiles are as follows:

A. Arterials or Collectors or special intersections/ situations:

Arterials:

1" = 4' Vertical; 1" = 40' Horizontal

Collectors:

(a 1" = 2' Vertical; 1" = 20' Horizontal scale may be required by the City to show sufficient detail).

B. Minor streets and utility projects:

1" = 5' Vertical; 1" = 50' Horizontal

or
1" = 4' Vertical; 1" = 40' Horizontal

C. Key Drawings (Index Layouts):

1" = 100' or 1" = 200' (Horizontal)

The scales described above are the minimum allowable. Larger scales may be used to show details of construction as required or approved. Deviations to these scales must receive Specific Approval of the City Engineer.

2.2.4 Survey Control

At a minimum, a bench mark elevation and description is required on each plan and/or profile sheet to indicate the ability to maintain appropriate spatial control of the work.

owners/Design Engineers shall utilize GPS Technology (survey grade GPS) to acquire permanent benchmarks for all development.

2.2.5 Stationing

Stationing must run from left to right except for short streets or lines originating from a major intersection where the full length can be shown on one sheet. Do not place match lines in intersections.

2.2.6 North Arrow

A north arrow is required on all plan sheets and shall be oriented either upward or to the right.

2.2.7 Legend Required

All plans shall include a legend describing standard symbols.

2.2.8 Reproducible Drawing Requirements

Plans prepared for the City of Sugar Land shall be prepared using permanent ink, photographic or other approved process on Mylar.

2.2.9 Property Boundaries Required

All property ownership and easement information must be shown on the construction plans. When ownership, easement, and right-of-way recording information is not shown on the plat included in the plans, this information will be shown on the construction plan sheets. Show all lot lines, property lines, right-of-way lines, and easement lines for all easements, existing and proposed.

2.2.10 City Standard Details

Standard City details shall be used for all applicable situations unless a Specific Approval or Variance is approved by the City Engineer.

2.3 Features

2.3.1 Roadways

If a roadway exists where plans are being prepared to improve or construct new pavement or to construct a utility, this roadway shall be labeled as to its existing width, type of surfacing, and base thickness, if available.

Roadway plans shall be drawn to accurate scale and show proposed pavement typical cross-sections and details, lines and grades, and all existing topography within the street right-of-way. At intersections, the cross street shall be shown for a sufficient distance in each direction along the cross street to depict the design of adequate street crossings.

Grades shall be labeled for the top of curb except at railroad crossings.

Curb return elevations and grades for turnouts shall show in the profile.

Gutter elevations are required for vertical curves where a railroad track is being crossed.

The surface elevation at the property line of all existing driveways shall be shown in the profile.

Station all esplanade noses affected by proposed construction, both existing and proposed.

Stationing shall be provided for all points of curvature, points of tangency, radius returns and grade change points of intersection in the plan view. Additionally, stationing shall be provided for all radius returns and grade change points of intersection in the profile view. The elevations of all stationed points must also be provided in the profile view.

2.3.2 Utility Lines

All utility lines four inches (4") in diameter or larger within the right-of-way or construction easement shall be shown in the profile view. All utility lines, regardless of size, shall be shown in the plan view. Resolve all known conflicts of proposed utilities with existing utilities.

2.3.3 Ditches & Culverts

Show flow line elevations and direction of flow of all existing ditches and related driveway culverts.

2.3.4 Natural Ground & Profiles

Show natural ground profiles along the centerline of each right-of-way or easement line except as required below. When there is a difference of 0.50 feet or more from one right-of-way or easement line to the other, show dual right-of-way profiles.

2.3.5 Special Structures

Details of special structures not covered by approved Standard Details, such as stream and gully crossings, shall be submitted in advance to the Engineering Department for approval. Once approved, special structures shall be detailed and noted on the plans.

2.4 Graphic Standards

The graphic standards for the City of Sugar Land are described in this section. Additional more detailed information related to the graphic standards can be found in Appendix A.

2.4.1 *Electronic Submittals*

The City requires electronic submittals of all project plans and plats. All electronic submittals are to be provided on CD ROM or DVD and comply with the following:

A. GIS FORMAT:

GIS submittal shall be in the format being used by the City GIS plan, at the time of submission, including all attribute fields. Contact the City of Sugar Land Public Works GIS for current GIS format.

B. SCANNED IMAGE FORMAT:

Scanned image submittal shall be in full size, 300 dpi tiff image (.tif) format. Only one sheet per tiff image shall be allowed and sheets shall be scanned in plan set sheet order.

C. AUTOCAD & MIRCOSTATION FORMATS:

1. Drawings are to be provided in AutoCAD drawing (.dwg) or drawing exchange (.dxf) format.
2. Data Layers shall be structured as outlined in the City's Drawing Layer Descriptions (Section 2.4.2). Each layer shall only include line work and text pertaining to that layer. Files not structured as requested will not be accepted.
3. All data shall be provided in true scale (1:1 ratio)
4. All data shall be geo-referenced using either benchmarks or GPS points within the data.
5. All coordinate data shall be in Texas South Central Zone (4204), State Plane, North American Datum 1983, survey feet.
6. Reference Section 3.7 for vertical datum requirements.

2.4.2 City of Sugar Land AUTOCAD & MIRCOSTATION Drawing Layer Descriptions

#	Layer Name	Description
1	CL	Centerlines of Roads/Streets
2		
3		
4	BOUNDARY	Exterior Plat Boundaries; Subdivision Boundaries
5	BUILDINGFP	Building Footprints
6	BUILDNGLN	Building Lines
7		
8		
9		
10		
11	DRAINAGE	Detention /Retention Ponds/Ditches
12	EASEMENT	Easements – Utility / Landscaping / Drainage
13	ETJ	Extra Territorial Jurisdiction Lines
14	GAS	Natural Gas Meters/ Gas Lines
15	HYDRO	Creeks / Bayous / Rivers / Lakes / Ponds / Canals
16	LOTLINE_EXI	Existing Lot Lines / Reserves
17	LOTLINE_PRO	Proposed Lot Lines / Reserves
18	LOTNOS	Lot Numbers / Block Numbers
19	MATCHLN	Match Lines
20	PVMNT_EXI	Existing Pavement
21	PVMNT_PROP	Proposed Pavement
22	ROW	Right of Way Lines
23		
24	SANSEWER_EXI	Existing Sanitary Sewer Lines/ Lift Stations/ Stacks/Manholes/etc
25	SANSEWER_PRO	Proposed Sanitary Sewer Lines/ Lift Stations/ Stacks/Manholes/etc
26		
27	STORM_EXI	Existing Storm Lines / Inlets / Manholes/etc
28	STORM_PRO	Proposed Storm Lines / Inlets / Manholes/etc
29	STREET_NM	Street Names
30	SUBDIVNM	Subdivision Names / Section Numbers

#	Layer Name	Description
31	SURVEYDT	Survey Data
32		
33	TOPO	Topographic Lines
34	UTIL_EXI	Existing Utilities
35	UTIL_PROP	Proposed Utilities
36	WATER_EXI	Existing Water Lines /Hydrants / Valves /T's/etc
37	WATER_PRO	Proposed Water Lines /Hydrants / Valves /T's/etc

3.0 GENERAL DESIGN REQUIREMENTS

3.1 Utility Locations

All utilities shall be underground with the exception of electric primary lines. The electric primary lines (defined as feeders or three phase lines) shall be located around the subdivision perimeter whenever possible. See Chapters 4, 5, and 6 for detailed design standards related to Water, Sanitary Sewer, and Drainage utilities.

3.2 Cement Stabilized Sand for Bedding and Backfill

Cement Stabilized Sand that complies with the following is to be used for bedding and backfill of utility lines within the City. The Sand must:

- A. Be Portland Cement, Type I, ASTM C150.
- B. Be clean, durable sand, with less than 0.5 percent clay lumps, ASTM C142; with less than 0.5 percent lightweight pieces, ASTM C123; with organic impurities, ASTM C40, and a plasticity index of less than six (6) when tested in accordance with ASTM D423 and ASTM D424.
- C. Compact to ninety-five percent (95%) Standard Proctor Density (ASTM D2922-78 and ASTM D3017-78) in lifts of eight inches (8") thick. Actual testing may be required by the City Engineer.
- D. Consist of at least one and one-half (1-1/2) sacks of cement per cubic yard of sand. The cement-sand mixture shall have a minimum unconfined compressive strength of one hundred pounds per square inch (100 psi) in forty-eight (48) hours, when compacted to ninety-five percent (95%) of Standard Proctor Density (ASTM D2922-78 and ASTM D3017-78), without additional moisture control, cured and tested in accordance with ASTM C31.

3.3 Private Facility Locations

Private facilities shall not conflict with other facilities in the right-of-way and must be permitted in accordance with 1.5.1

All private facilities in the right-of-way shall be located at least two feet (2') behind the curb and all underground facilities in the right-of-way shall be located at least two and one-half feet (2.5') below the top of curb on a public street. Landscape irrigation facilities may be located a minimum of twelve inches (12") below the top of curb.

Landscaping within the public right-of-way or adjoining easements shall not affect public utilities or traffic visibility.

3.4 Crossings

3.4.1 Highway Crossings - All State and County Roads

State Highway crossings shall be constructed in conformance with the requirements of the Texas Department of Transportation.

All utilities, except storm sewers, shall be encased in a steel pipe casing extending at least five feet (5') from the outside edge of each service road or outside edge of pavement, across the right-of-way to a similar location on the other side of the highway. For highway or roadway crossings with open ditches, the casings shall extend from right-of-way to right-of-way.

Where additional right-of-way has been acquired or will be required for future widening, the casing, where required, shall be carried to within ten feet (10') of each future right-of-way line.

3.4.2 Crossings of Existing Streets

All pressurized utility crossings under existing roadways shall be encased using a minimum of PVC pipe, SDR 26, as shown on the City of Sugar Land Standard Details. Welded steel pipe may be substituted by Specific Approval.

Crossings under existing concrete streets, other than arterials or larger, shall be constructed by boring and jacking. PVC pipe shall be jacked into place using equipment designed for that purpose. Water may be used to facilitate the boring and jacking operations. Jetting the pipe main into place will not be permitted.

When conditions warrant an open cut across an existing street, a Specific Approval for the open cut is required. All open cut installations under existing or proposed streets shall be backfilled in accordance with the City's Standard Details. The cement stabilized sand backfill shall meet the requirements of Section 3.2.

Bore, Jack, and Tunnel procedures and operations shall be in accordance with the Texas Department of Transportation's current Standard Specification.

3.4.3 Railroad and Pipeline Crossings

All utility railroad and pipeline crossings shall have the approval of the easement holder and the pipeline or railroad owner if not the same. All crossings shall be designed in accordance with any design conditions contained in the applicable approvals. Copies of the approvals are to be submitted with the construction plans in accordance with Section 1.2.2.1.

3.4.4 Elevated Stream and Ditch Crossings

All elevated utility stream and ditch crossings shall be steel pipe and extend a minimum of fifteen feet (15') beyond the last bend or to the right-of-way line, whichever is greater. The Design Engineer must perform hydraulic calculations to prove that the crossing does not increase the water surface elevation of the stream or ditch.

Elevated support structures must be located a minimum of ten feet (10') from any existing or proposed structure. Supporting lines on existing or proposed bridges is acceptable if it is demonstrated that adequate structural capacity and sufficient clearance exists for installation under the bridge. .

Design elevated crossings with the elevation of the bottom of the line above the low chord of the nearest adjacent bridge or a minimum one and one-half feet (1-1/2') above the 100-Year Flood Plain elevation, whichever is greater. When crossing a ditch, approval letters from the controlling authority must be obtained and submitted in accordance with Section 1.2.2.1.

All elevated crossings shall include air release valves, at the highest point of the line, and pedestrian pipe guards. The Design Engineer shall provide sufficient span length to accommodate the cross section of future widening of the stream or ditch, if information on ultimate design is available. For separate line support structures, support the line on columns spaced to accommodate the structural capacity of the pipeline considering deflection and loading. The column support design must consider at least the following factors soil bearing

capacity, column spacing, and dead and live loadings. The Design Engineer must submit the design calculations for support columns and their spacing.

3.4.5 *Underground Stream and Ditch Crossings.*

All underground stream and ditch crossings require a Specific Approval. At underground crossings, provide a minimum five (5') feet of clearance above the top of the pipe to the ultimate flow line of the ditch. The crossing shall have a sufficient cased length to accommodate the ultimate future development of the stream or ditch. All lines shall be approved material with all joints mechanically restrained and shall extend a minimum of fifteen feet (15') beyond the last bend or to the right-of-way line, whichever is greater.

3.5 Construction Safety

All construction within the City and its extraterritorial jurisdiction shall conform to the latest revision of all applicable OSHA regulations.

3.6 Street Lighting

- A. The installation of street lighting is required by the Sugar Land Development Code, Sec. 5-35(b)(4)
- B. The location of street lights will be designed by Center Point Energy and reviewed and approved by the City of Sugar Land.
- C. Private lighting systems are not permitted within the City of Sugar Land and its extraterritorial jurisdiction
- D. Street lights shall be designed in accordance with the requirements set out in Appendix E.

3.7 Bench Marks

An iron rod benchmark shall be placed within every subdivision that is less than five (5) acres in size with X and Y coordinates (3rd order or better). An existing National Geodetic monument shall be identified as a reference point. If there is an existing rod which meets these requirements, that rod may be used to satisfy this design requirement.

A permanent benchmark shall be set in every subdivision five (5) acres in size or greater with X, Y and Z coordinates. Every effort shall be made to create the monument such that it can be GPS

observable (no trees or overhead obstructions). An existing National Geodetic monument shall be identified as a reference point and indicated upon the City of Sugar Land Survey Sheet (see Figure 2). The bench mark shall have an elevation based on the National Geodetic Vertical Datum of 1929, 1973, and adjusted to the most current datum.

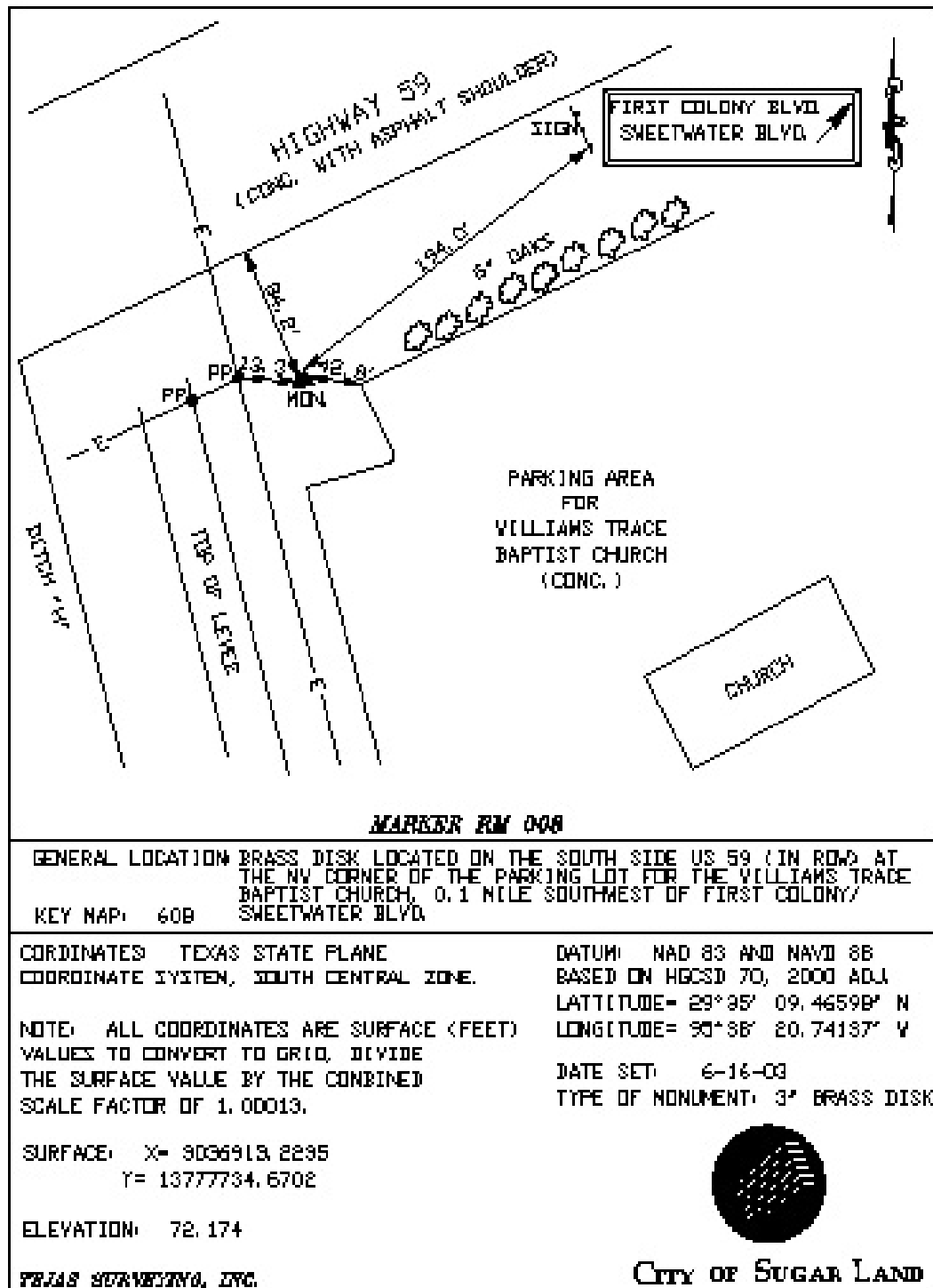


FIGURE 2

A permanent bench mark shall be required near the entrance of the subdivision. The concrete footing for the bench mark shall be eight inches (8") in diameter and three feet (3') deep. Concrete shall be reinforced with two number four (2 - #4) steel rebar. Alternately the disc may be set in a spillway, headwall, or lift station. All permanent bench mark locations shall be provided with ties to existing monuments including X, Y, Z coordinates using the Texas State Plane Coordinate System, South Central Zone, Datum NAD 83 and NAVD 88. The benchmark shall be located in an area that allows public access, is out of the path of traffic, and is near an area that a surveyor/engineer can safely park a vehicle. All permanent bench mark elevation and horizontal location data shall be certified by a registered professional land surveyor, and meet the Texas Society of Professional Surveyor Association standards for a Category 8 TSA Third Order Vertical Control Survey. The benchmark installation requires a Specific Approval.

Construction plans, record drawings, and digital CAD data must clearly identify locations of existing permanent benchmarks and iron rod benchmarks. Construction plans, record drawings, and digital CAD data must also contain a complete description, with coordinates, elevations, datum, and adjustment dates of each permanent and iron rod benchmark.

3.8 Flood Plain

All construction projects shall comply with the requirements of the National Flood Insurance Program and the City's Flood Damage Prevention Regulations contained in Section 8 of the Development Code as well as the regulations of all other Regulatory Entities having jurisdiction.

Questions related to flood maps, map revisions, etc. are to be addressed to the City's Flood Plain Administrator.

3.9 Geotechnical Requirements

This section describes the minimum geotechnical investigation requirements for design of utilities and streets within the City and its ETJ. Data from earlier project design activities can be used if the data is sufficient and of a reliable nature.

A geotechnical investigation by borings is required for design of:

- Underground utilities using open cut methods.
- Underground utilities to be bored beneath existing streets, pipelines or other obstructions or structures.
- Street paving.

- Construction which could affect the integrity of adjacent structures, with the exception of utilities at a depth less than 5 feet, interconnections such as service connections, and meter vault installations.
- Detention ponds, lakes and/or dual amenity facilities.

When necessary based on project type and requirements, investigations shall include the installation of piezometers when boring logs indicate water-bearing layers. When piezometers are installed the Design Engineer must ensure:

- At a minimum, that water levels are measured 24-hours after initial installation and just prior to removal and grouting,
- That piezometers are spaced no greater than 2500 feet apart, and
- That piezometers are abandoned in accordance with all applicable regulations.

3.9.1 Investigation Recommendations

The findings and recommendations that are to result from a geotechnical investigation are dependent upon the project type and shall consist of at least the following:

- A. Open-cut Trenches: Bedding, backfill, excavation wall and bottom stability, thrust restraint, ground water control requirements at boring locations, dewatering method, and flexible pipe design parameters.
- B. Auger Installation: Soil design parameters, ground stability, auger pit excavation stability, and dewatering recommendation.
- C. Appurtenance: Bearing capacity, lateral earth pressures, excavation stability, and dewatering.
- D. Open Channel: Slope angle or slope ratio, setback distance, and erosion protection.
- E. Rigid paving: pavement thickness, minimum steel reinforcing, and Lime Series tests with recommended sub grade treatment.
- F. Flexible paving: design Structural Number (SN), pavement section thickness, and Lime series tests with recommended sub grade treatment.

- G. Pavement Overlay: recommendations for rehabilitation.
- H. Detention Ponds: Slope stability analysis, seepage/permeability analysis.

3.9.2 Other Requirements

All projects requiring a geotechnical investigation shall include a reconnaissance fault study to evaluate the potential for known active faults that may impact the project. If the project is part of a larger tract for which a reconnaissance fault study is available, the results of the study on the larger tract may satisfy this requirement.

For privately funded subdivisions in the City or subdivision developments in the ETJ, provide representative soil borings for all utility lines that conform to the spacing and minimum number requirements below. In cases where a development has conducted an area wide geotechnical investigation, borings that are located within 250 feet of the proposed lines may be used in lieu of specific project borings.

Borehole sampling and testing for granular and cohesive soils shall include obtaining undisturbed Shelby Tube samples in cohesive soils and Standard Penetration Test Split-Barrel samples in granular soils. . Continuous sampling shall be performed to a minimum depth of 10 feet, and at 5-foot intervals below that depth. Additional samples shall be obtained at strata changes encountered within the standard 5-foot sampling intervals.

3.9.3 Boring and Sampling Requirements

3.9.3.1 Water Main, Sanitary Sewer, Storm Sewer, and Box Culverts

The following are minimum requirements for frequency and depth of borings for water main, sanitary sewer, storm sewer and box culvert projects.

- A. Frequency: For Open-Cut Construction and Auger Pits, soil borings shall be made at a spacing of not greater than 500 feet with additional borings at closer spacing to better define areas of inconsistent stratigraphy. Make borings within an offset distance of no more than 20 feet from the centerline alignment of the utility line or at the location of the proposed structure.
- B. Depth: For Open-Cut Construction, boring depths shall be:
 - 1. Trench depth plus five feet for trenches up to 10 feet deep.

2. Trench depth plus ten feet for trenches from 10 to 25 feet deep.
 3. One and one half times trench depth for trenches greater than 25 feet deep.
 4. Bore an additional 5 feet if the last planned sample is in water-bearing sand,
- C. For Auger Pits, boring depth shall be auger pit depth plus five feet.

3.9.3.2 Lift Station Projects.

In addition to spacing and boring depth requirements of Section 3.9.3.1, at least one boring must be made within 20 feet of the proposed center of a lift station. For lift stations 30 feet in diameter or larger, make one boring at the center and add borings around the periphery at a maximum spacing of 50 feet.

For projects within the City, the boring shall extend to:

1. A depth of B below the bottom of the lift station, or
2. A depth of $0.75 D$ below the bottom of the lift station,

Whichever is greater, where: B is the width or diameter of the lift station, and D is the depth of the lift station or excavation.

For projects within the City's ETJ, the boring shall be to a minimum depth of 10 feet below the base of the structure.

Install a piezometer within 20 feet of the center of the lift station. Read water levels 24 hours after drilling and again at 30 days after initial installation

3.9.3.3 Open Channels.

Soil borings shall be made at a spacing of not greater than 500 feet with additional borings at closer spacing to better define areas of inconsistent stratigraphy.

For channel a depth less than or equal to 10 feet, extend borings feet below the ditch bottom to a depth equal to the channel depth.

For a channel depth greater than 10 feet and less than or equal to 20 feet, extend borings 10 feet below the ditch bottom.

For a channel depth greater than 20 feet establish the boring depth to provide sufficient geotechnical information for design.

Soils information required for the design of culverts in roadside ditches less than five feet in depth shall be obtained from soil borings made for the paving design, as described in Paragraph 3.9.3.4, Street Paving.

3.9.3.4 Street Paving

Soil borings shall be spaced not more than 500 feet apart.

The depth of borings shall be at least 5 feet below the top of the curb for curb-and- gutter sections and 5 feet below the crown of the road for open ditch sections, or 5 feet below ditch invert, whichever is greater.

3.9.4 *Laboratory Testing*

Laboratory testing should be conducted on soil samples collected from borings at appropriate intervals as determined by the Geotechnical Engineer. These tests should be conducted by a laboratory that is accredited by the American Association for Laboratory Accreditation (A2LA) using the ASTM or similar standard testing methods recommended by the Geotechnical Engineer.

Laboratory Tests may include but not be limited to the following:

- ASTM D 4318 – Liquid Limit, Plastic Limit and Plasticity Index of Soils

- ASTM D 1140 – Amount of Material in Soils Finer Than the No. 200 Sieve

- ASTM D 2216 – Laboratory Determination of Water Content of Soil, Rock and S Soil

Aggregate Mixture

- ASTM D 422 – Particle Size Analysis of Soils

- ASTM D 2487 – Classification of Soils for Engineering Purposes

- ASTM D 2166 – Unconfined Compressive Strength of Cohesive Soils

- ASTM D 2850 Unconsolidated Undrained Compressive Strength of Cohesive Soils in Triaxial Compression

- ASTM D 2435 – One Dimensional Consolidation Properties of Soils

- ASTM D 698 – Laboratory Compaction Characteristics of Soils Using Standard Effort

- ASTM D 1883 – CBR (California Bearing Ratio) of Laboratory Compacted Soils

3.9.5 *Site Restoration*

Clean boring sites along the developed right-of-way by removing cuttings and mud and other debris. Fill ruts or pits in the ground to original conditions and elevation.

3.9.5.1 Abandonment of borings and piezometers:

Piezometers shall be abandoned in accordance with TCEQ Rules. At a minimum, backfill boreholes with cement grout, using the tremie method if required. Boreholes or piezometers installed in known contaminated areas, or in which contamination otherwise has been detected, shall be abandoned in accordance with the applicable solid waste provisions of the TCEQ's Rules.

3.9.5.2 Restoration of cores through pavement:

Boreholes or other cored penetrations of pavements shall be restored with the same or equivalent materials as the existing pavement. Larger penetrations shall be repaired following City's Standard Details for pavement repair. Do not restore the pavement until the borehole grout has taken initial set to allow for settlement or shrinkage of the grout.

3.9.6 *Geotechnical Report*

If a geotechnical investigation is conducted, a report on the investigation must be prepared by a Geotechnical Engineer licensed in the State of Texas and employed by a company that is accredited by the American Association for Laboratory Accreditation (A2LA) and a copy of the report provided to the City.

An example Table of Contents for a typical geotechnical engineering report is as follows:

Summary

1. Introduction
2. Field Investigation
3. Laboratory Testing
4. Site and Subgrade Characterization
5. Design Criteria and Recommendations
6. Construction Considerations and Monitoring
7. Earthwork Recommendations

Attachments

4.0 WATER SYSTEM DESIGN REQUIREMENTS

4.1 General

Water system design requirements are established based on land uses as established in this section.

Construction and sizing of all water mains and appurtenances shall meet or exceed the requirements of the Texas Commission on Environmental Quality (TCEQ), and conform to the City of Sugar Land Master Water Plan. Copies of the Master Water Plan may be purchased through the City of Sugar Land Engineering Department.

The Public Water System shall not extend beyond the water meter. All construction to the meter shall conform to these Standards. All private construction beyond the meter shall conform to the requirements of the latest version of the building code adopted by the City of Sugar Land.

4.2 Overall System Layout

The layout and size of all water mains shall be consistent with the overall layout and phasing of the current Water Master Plan for the City of Sugar Land. The layout of the overall system and of all water mains within the City's extraterritorial jurisdiction shall be approved by the City Engineer. The overall water system shall be designed to maintain adequate pressure throughout the system and shall provide maximum circulation of water to prevent future problems related to odor, taste, or color due to stagnant water.

A source of fresh water shall be provided at each end or at multiple points in a subdivision. Provide adequate circulation and place valves and fire hydrants, so that flushing of all mains will be simplified.

Where a water main is stubbed out for future extensions, place a valve to isolate the dead-end and provide no customer services from the dead-end until it is extended. Provide at least one full joint, and a standard two-inch (2") blow off at the end of the main. For mains larger than 12-inches, two full joints may be required at the stub out.

When system layout reaches 25 lots a second feed line shall be constructed unless demonstrated that a second feed line will become available during a subsequent phase of the development. Unless the development is within a MUD, the developer must provide a surety bond to provide for design and construction of second feed. Surety expires when second feed is constructed. The City may require the Design Engineer to verify that pressures and water supply can be maintained.

4.3 Water Main Sizing and Materials

The City does not permit water mains and appurtenances in the following sizes: three-inch (3"), ten-inch (10"), fourteen-inch (14"), and eighteen inch (18"). Allowable sizes and materials are listed on the City's approved products list.

4.3.1 *Single Family Residential Areas*

Water mains in Single Family Residential Areas shall have a minimum size as follows:

- A. Two-inch (2") mains may serve a maximum of two (2) domestic, residential service connections. Two-inch (2") mains shall not exceed two hundred feet (200') in length and shall be installed with a blow off at the end of the line. All two-inch (2") mains require a Specific Approval.
- B. Four-inch (4") mains may serve a maximum of twenty (20) lots when supported on both ends by a larger main.
- C. Six-inch (6") mains shall be a maximum of one thousand five hundred feet (1,500') long when supported on both ends by eight-inch (8") mains or larger and shall have no more than two (2) intermediate fire hydrants.
- D. Eight-inch (8") mains are required for mains over one thousand five hundred feet (1,500') long, or when three (3) or more intermediate fire hydrants are required.
- E. Twelve-inch (12") and larger mains will be required at locations established by the Engineering Department.

4.3.2 *Multi-Family Residential, Commercial and Industrial Areas*

Water mains in Multi-Family Residential, Commercial, and Industrial areas shall have a minimum sizing as follows:

- A. Minimum size of mains shall be six-inch (6").
- B. Twelve-inch (12") and larger mains will be required at locations established by the City's current Water Master Plan.

4.3.3 *Dead-End Mains*

Dead-end lines will not be allowed without Specific Approval.

4.4 Location of Water Mains

The recommended location for water mains within the right-of-way is five feet (5') from the curb.

Water mains shall be placed along a uniform alignment within the right-of-way. When necessary, the water main may be deflected at a fire hydrant location to accommodate proper installation of the fire hydrant. At all locations where a water main changes alignment, the location of the water main shall be clearly shown on the construction plans. A minimum distance of two feet (2') shall be maintained from the right-of-way line to the outside edge of the water line. Easements which contain multiple water lines shall maintain a minimum separation of five feet (5') between lines.

For new construction, any water main, except at a flush valve, located less than five feet (5') from the road right-of-way line and within the right-of-way shall have a water line easement adjoining the right-of-way. Water line easements adjoining a right-of-way for mains smaller than twelve inches (12") shall have a minimum width of five feet (5'). For mains twelve inches (12") and greater in diameter, the easement adjoining the right-of-way shall have a minimum width of ten feet (10').

Water mains may be located within the esplanade section of boulevard type streets with a Specific Approval. Mains shall be located as near the centerline as possible to avoid conflicts with future pavement widening.

Along streets with open ditch drainage, all twelve-inch (12") and smaller water mains may be located five feet (5') from the right-of-way line, and sixteen inch (16") and larger water mains shall be subject to a Specific Approval.

4.5 Clearance of Water Lines from Other Utilities

Water mains shall be designed and located to conform to the regulations of the Texas Commission on Environmental Quality (TCEQ), Water Utilities Division "Rules and Regulations for Public Water Systems." (30 TAC Chapter 290)

The minimum horizontal clearance between water mains and other utility lines is four (4) feet, except for sanitary sewers where the desired clearance is nine (9) feet. The City recognizes that it will not always be possible to achieve these clearances and has developed the following standards to address the most commonly encountered exceptions for water main installation in the proximity of new utilities and in proximity to existing utilities. Water main installations that do not fit any of these standards require a Specific Approval.

4.5.1 Water Mains in proximity to New Utilities

When a water main is to be placed approximately parallel to a new sanitary sewer, if the desired clearance of nine (9) feet cannot be provided, the sanitary sewer within nine (9) feet of the water main must be constructed of pressure type pipe (ductile iron or PVC meeting AWWA specifications, having a minimum working pressure rating of one hundred fifty pounds per square inch 150 psi or greater) and equipped watertight joints as used in water main construction. The water main and sanitary sewer shall be separated by a minimum vertical distance of two (2) feet, and a minimum horizontal distance of four (4) feet, measured between the nearest outside diameters of the pipes, and the water main shall be located above the sewer.

Where the water main crosses a sanitary sewer, and that portion of the sewer within nine feet (9') of the water main is constructed as described above with pressure type pipe, the water main may be placed no closer than six inches (6") from the sewer. The separation distance must be measured between the nearest outside pipe diameters. The water line shall be located at a higher elevation than the sewer, and one (1) joint, a minimum of eighteen (18) feet long, of the water main must be centered on the existing line.

When a water main crosses a utility other than sanitary sewer, and the desired clearance of four (4) feet cannot be provided, a minimum of six (6) inches of clearance must be maintained, and the water main shall have one joint of pipe, a minimum of eighteen (18) feet long, centered on the other utility.

4.5.2 Water Mains in Proximity to Existing Utilities

Where water mains are installed in proximity to existing sanitary sewers, every effort shall be made to maintain nine feet (9') of separation between the outside pipe diameters of the two lines. Where this separation cannot be achieved, the reasons must be fully documented in submittals to the City Engineer. In these instances, the following standards are applicable.

Where a new water line is to cross or be installed approximately parallel with an existing sanitary sewer, and the sewer has been constructed of pressure type pipe as described in Section 4.5.1, the standard described in Section 4.5.1 applies.

Where a new water main is to be installed approximately parallel with existing clay, truss, or concrete gravity sewer showing no evidence of leakage and the water line is installed above the sewer a minimum of two (2) feet vertically and four (4) feet horizontally, the sanitary sewer need not be disturbed. Should the excavation for the water line produce evidence that the sewer is leaking, the sewer must be repaired.

Where a new water main is to cross an existing clay, truss, or concrete gravity sewer showing no evidence of leakage, the sewer need not be disturbed if the water line is to be installed at least twenty-four (24) inches above the existing sewer. A full joint of the water main, at least eighteen (18) feet long, shall be centered over the sewer crossing.

Existing clay, truss, or concrete sewer pipe which shows no evidence of leakage and must remain at a higher elevation than a proposed crossing water main, or within two (2) feet of the water main, may remain undisturbed if the water main is installed in a joint of pressure type encasement pipe at least eighteen (18) feet long and two (2) nominal sizes larger than the water main. The encasement pipe shall be centered on the sewer crossing and both ends are to be sealed with cement grout. In lieu of this procedure, that portion of the sewer within nine (9) feet of the water line may be replaced with pressure type pipe as described in Section 4.5.1.

Unless sanitary sewer manholes and the connecting sewer can be made completely watertight and tested for leakage, the water main must be installed so as to provide a minimum of nine (9) feet of horizontal clearance. Encasement of the water line in a pressure type pipe is possible with a Specific Approval and the approval of the TCEQ.

When water mains are installed in proximity to existing utilities other than sanitary sewers, the desired four (4) feet of clearance shall be provided or the standard in Section 4.5.1 may be used.

4.6 Depth of Cover

The minimum depth of cover for water mains shall be as follows:

Twelve-inch (12") and smaller mains shall have a minimum cover of four feet (4') from the top of curb. For open ditch roadway sections, twelve-inch (12") and smaller mains shall be installed at least three feet (3') below the ultimate flow line of ditch or six feet (6') below natural ground at the right-of-way line, whichever is deeper.

Sixteen-inch (16") and larger mains shall have a minimum cover of five feet (5') from the top of curb. For open ditch roadway sections, sixteen-inch (16") and larger mains shall be installed at least three feet (3') below the flow line of ditch or seven feet (7') below natural ground at the right-of-way line, whichever is deeper.

Where depths of cover exceed 8-feet, all joints of pipe shall be mechanically restrained. All fittings shall be mechanically restrained.

Where conflicts are encountered with utilities or other underground facilities, the depth of cover may be reduced to 2-feet from top of curb. Changes in grade may be made by deflecting the pipe up to one half of the manufacturers allowed deflection. Vertical deflections made with bends are not permitted except by Specific Approval.

4.7 Valves

4.7.1 Valve Types

All water system valves shall conform to AWWA standards and shall be listed on the City's Approved Products List.

- A. Two-inch (2") through twelve-inch (12") valves shall be gate valves, counter-clockwise opening with push-on joints. Valves shall have a complete coating on all iron parts in the valve interior to eliminate corrosion.
- B. Sixteen-inch (16") and larger valves may be butterfly valves with complete interior coating to avoid corrosion of all iron parts. All butterfly valves shall be installed in a vault of adequate size and construction.
- C. Cast iron valve boxes are required on all gate valves less than or equal to sixteen-inch (16"). Valve vaults are required on all valves larger than sixteen-inch (16").
- D. All valves shall be sized equal to the size of the main on which it is located.

4.7.2 Valve Spacing

Valves shall be set at maximum distances along the main as follows:

- A. Four-inch (4") through twelve-inch (12") mains, inclusive - one thousand five hundred feet (1500')
- B. Sixteen-inch (16") and larger mains - two thousand feet (2,000').
- C. All main intersections shall have a minimum of one (1) less valve than the number of mains at the intersection.

4.7.3 Valve Location

Valves shall be located as follows:

- A. All mains shall have their valves within the street right-of-way. Valves shall not be placed under or within two feet (2') of ultimate pavement.
- B. Valves are normally located on the projection of intersecting street right-of-way lines or at the curb return adjoining a paved street across the main. Tapping sleeves and valves are excluded from this requirement.
- C. All fire hydrants shall be isolated from the service main with a valve located in the fire hydrant lead.
- D. Intermediate valves not located on the projection of intersecting street right-of-way lines may be located at lot line projections or five feet (5') from fire hydrants.
- E. Valves shall be placed at the end of all mains that are to be extended in the future, and the main shall be extended a minimum of twenty feet (20') past the valve. For mains larger than 12", the main shall be extended forty feet (40') past the valve.
- F. In cases where the main leaves the right-of-way or easement adjacent to the right-of-way a valve shall be placed at the point of intersection of the main and right-of-way line.

4.8 Fire Hydrants

Fire hydrants shall be of a type listed on the City's Approved Products List.

4.8.1 Fire Hydrant Spacing

Fire hydrants shall be spaced along all mains six inches (6") and larger as follows:

- A. Single Family Residential Areas - Five Hundred Foot (500') Spacing.
- B. Multi-Family Residential, Commercial, and Industrial Areas - Three Hundred Foot (300') Spacing and at all street intersections.
- C. Fire hydrants shall be set at street intersections when possible while satisfying the spacing requirements above.

4.8.2 Fire Hydrant Locations

Fire hydrants shall be located as follows:

- A. Fire hydrants shall be located between two and one-half feet (2-1/2') to three and one-half feet (3-1/2') behind the back of curb or projected future curb and be set at the point of curvature (PC) of the intersection curb radius. A parallel tee may be used for a fire hydrant lead at the water main when specifically approved by the Engineering Department. Fire hydrants may be located in the esplanade section of City streets only with specific approval.
- B. On all State Highways and open-ditch roadways, set the fire hydrants or flushing valves within three feet (3') of the right-of-way.
- C. Fire hydrants located between right-of-way intersections shall be set at a lot line, however, this location may be adjusted five feet (5') either way to miss driveways or other obstructions, in which case the fire hydrants shall not be closer than three feet (3') from curbed driveways or five feet (5') from non-curbed driveways.
- D. All fire hydrants shall be located in protected, but easily accessible areas.
- E. Fire hydrant elevation shall be measured from the bottom of the flange to final grade and shall be a maximum clearance of six inches (6") with a minimum clearance of two inches (2").
- F. The depth of bury for all fire hydrants shall be established such that the bury line on the fire hydrant is installed at the ground line at each location or at the finished ground after pavement construction is completed. The depth of bury for fire hydrants shall be shown on the construction plans. Minimum cover for fire hydrant leads shall be four feet (4') and shall be shown on construction plans.
- G. The minimum clearance between a fire hydrant and a sanitary sewer line or appurtenance shall not be less than nine (9') feet.
- H. Six-inch (6") fire hydrant leads shall not exceed one hundred and twenty feet (120').

4.9 Flushing Valves

Flushing valves shall be color coded on the flushing valve, bonnet and cap. All flushing valves shall be blasted to near white metal, primed with 3 mil DFT inorganic zinc (carbon-zinc 11 or

approved equal) and final coated with rust type enamel as per specification. The color-coded paint shall be as follows:

Color	Water Main Diameter (In.)
Orange	Greater than 16"
Green	12" - 16"
White	8"
Yellow	6"

4.10 Fittings and Appurtenances

All fittings and appurtenances shall be listed on the City's Approved Products List and appropriate for the application. All fittings shall be identified and described on the construction plans. Fittings are not permitted in fire hydrant leads without a Specific Approval. All plugs shall be provided with retention clamps.

Polyethylene tube encasement shall conform to the minimum requirements of "Polyethylene Encasement for Gray and Ductile Cast-Iron Piping for Water and Other Liquids", ANSI/AWWA C105, current revision. Soils within the project shall be tested in accordance with Appendix A of ANSI/AWWA C105 to adequately determine the requirements for encasement.

Concrete thrust blocking shall be required on all bends, tees, plugs and combinations thereof. Refer to the City's Standard Details. Bends shall be wrapped in plastic.

The maximum allowable size of a tapping sleeve and valve on an existing pipe is one size smaller than the pipe diameter of the main to be tapped.

4.11 Water Line Offsets

PVC pipe is required for offset assemblies. Refer to the City's Standard Details regarding offset assemblies.

Ductile iron pipe with approved restrained joints is an acceptable alternative.

All ductile iron and PVC products used must be listed on the City's Approved Product List.

4.12 Crossings

Installation of a water main across a proposed or existing highway, county road, public street, railroad, pipeline, or drainage way shall conform to the requirements of Section 3.4.4.

4.13 Water Service Connections

4.13.1 Water Service Connections in Single Family Residential Areas

Water service connections from the main to the curb stop shall be installed using materials from the Approved Products List.

The minimum size of water service line and fittings shall be a one-inch (1") single meter connection for homes having more than three thousand (3,000) square feet of living area. For homes with less than three thousand (3,000) square feet of living area, a one-inch (1") diameter water service line with double three-quarter inch (3/4") meter connections will be permitted.

Water service lines shall be placed at a minimum depth of thirty-six inches (36") below final paving elevation.

Water meters shall be five-eighths-inch (5/8") to two-inch (2") displacement type, magnetic drive cold water meters. The operator will install meters at the time of building construction on the lot.

Meter boxes shall be located in the public right-of-way at the right of way line along the projection of a lot line wherever possible. Location of meters on open ditch streets requires a Specific Approval.

All water service fittings and appurtenances for all projects shall be approved by the City and shall be listed on the Approved Products List.

Public maintenance shall end at the water meter. The water meter box or vault shall be constructed to meet the City's requirements and will be maintained by the operator.

4.13.2 Water Service Connections in Multi-Family Residential, Commercial, and Industrial Areas

Service meters that are two inches (2") and smaller shall be set in public right-of-way or water line easement, but protected from traffic behind curbed sections. Meters may be located in the water main easement provided the water main easement is located such that the accessibility and protection of the meter is as specified immediately above.

Service meters that are three inches (3") and larger shall be set in an exclusive water meter easement, preferably a greenbelt area, with minimum dimensions of ten feet by twenty feet (10' X 20') and shall be located in easily accessible areas, adjoining a public right-of-way or water line easement, but protected from traffic behind curbed sections.

The location of the service line tee, valve, valve box and temporary plug shall be designated on the construction plans in the appropriate location to serve the "future meter".

All Commercial developments that have a single property owner shall have master meters sized adequately to serve the entire development. Commercial developments that are intended to have multiple property owners may have individual meters that are served by a public water system. Exceptions to this policy require a Specific Approval. Meters shall be installed in compliance with the City's Standard Details.

Public maintenance shall end at the meter. The meter and meter vaults shall be constructed to meet the City's requirements and will be maintained by the City.

All apartments or town homes shall have master meters sized adequately to serve the entire development. Exceptions to this policy require a Specific Approval. Meters shall be installed in compliance with the City's Standard Details and shall include Reduced Pressure Zone (RPZ) Valves.

4.13.3 Fire Lines in Multi-Family Residential, Commercial, and Industrial Areas

A back flow preventer/detector check assembly shall be required on fire lines.

Detector check assemblies shall include double check valves, a leak detection meter and isolation valves. It is recommended that the detector check assembly be installed in a vault. Refer to the City's Standard Details.

Detector check assemblies shall be installed in an access easement adequately sized to allow utility personnel to read the meters and shall be located at the end of City maintenance responsibility, on private property and as close to the right-of-way line as possible.

All detector check assemblies within the City of Sugar Land will be installed by Contractor and maintained by the property owner. In the extraterritorial jurisdiction, all detector check

assemblies will be reviewed by the City of Sugar Land, installed by Contractor, and maintained by the property owner.

All fire lines shall be equipped with isolation valves. Fire lines served by a near-side water service shall have an isolation valve at the point of connection to the public water main. Fire lines served by a far-side water service shall have an isolation valve at the point of connection to the public water main and at the point the fire line intersects the property line of the property being served.

Public maintenance for fire lines served by a near-side water service connection shall end at the isolation valve at the point of connection to the public main. Public maintenance for fire lines served by a far-side water service shall end at the isolation valve located at the property line.

4.14 Additional Standards

4.14.1 Special Construction Features

In conjunction with the design, the engineer shall determine the extent of, and fully exemplify on the plans, all special construction features required to complete the project in a manner of safety, convenience, and economics.

4.14.2 Bore & Jack Sections

Bore and jack sections shall be clearly shown on plans by location and footage. The following criteria are generally used as a basis for setting bore and jack sections.

- A. Public Streets - All public streets are to be bored and jacked regardless of surface.
- B. Driveways - Whenever it is cost effective, concrete driveways in good condition shall be bored and jacked. Where driveways cross culvert pipe sections along open ditch streets and the proposed water main is in close proximity and parallel to the culvert pipe, the length of bore shall be the same as the length of culvert pipe.
- C. Sidewalks - When the water line crosses under a sidewalk four feet (4') or more in width and in good condition, the sidewalk shall either be bored and jacked or the sidewalk shall be removed and replaced to the City of Sugar Land criteria, whenever it is cost effective. Bore and jack length shall be at least the width of the sidewalk. The proposed type of construction shall be noted on the plans.

- D. Trees - When saving trees and shrubs are a consideration, all trees six inches (6") and larger in diameter within ten feet (10') of the centerline of the water main must be noted on the plans. The water main shall be bored and jacked within the drip line of any tree larger than six inches (6") in diameter.
- E. Bore Pits - Bore pits shall be at least five feet (5') from back of curb. Bore pits in highway, county road, or railroad right-of-way shall conform to these requirements and to the requirements of the crossing permit and/or use agreement.

4.14.3 Open Cuts

Where open cuts are required in street paving, plans shall call for steel plate covers to be installed and maintained over the cut during periods when contractor is not actively engaged in work at the site. Streets that are open cut shall be "saw cut".

4.14.4 Site Restoration

All existing developed areas shall be restored to original condition after construction.

4.14.5 Barricades and Signs

Proper barricades and signs, conforming to the Texas Manual of Uniform Traffic Control Devices, are required on all projects. Adequate signs for vehicular and pedestrian traffic shall be installed.

4.15 Public Water Supply Wells and Potable Water Treatment Plant Requirements

These standards describe the general requirements for public water supply wells and potable water treatment plants. Public water wells and potable water treatment plants shall be owned and operated by either the City or a municipal utility district approved by the City.

4.15.1 Site Requirements

- A. Properties for water plants, wells, and tank sites shall be conveyed in fee to the City of Sugar Land or the approved municipal utility district.
- B. Sites shall meet at least one of the following conditions for access:

1. Have 60 feet or more of frontage directly on at least one public street having a right-of-way width not less than 50 feet.
 2. Have at least a 60-foot-wide fee strip access from a public street having a right-of-way width not less than 50 feet.
- C. Sites must comply with current State regulations related to public water supplies in all respects. These regulations are currently contained in 30 TAC Chapter 290.
- D. The minimum site size shall be 6,400 square feet; the site must be of a size and shape such that all necessary wells, equipment, appurtenances and zoning buffers are located wholly within the site.
- E. Access Road:
1. Provide an all-weather road of not less than 12 feet (12') in width to the site. The road shall be constructed as a concrete road with curb within public right-of-way.
 2. Inside the site, an all-weather surface shall be provided for reasonable access to wells, booster pumps, chlorine rooms, fuel tanks, and all other areas requiring proximate vehicle access.
 3. An access control gate shall be placed a minimum of (20) twenty feet from the edge of pavement of the adjacent public street.
- F. Internal Site Horizontal Spacing:
1. Wells:
 - a. Locate wells a minimum of 40 feet from the site boundary. Provide 60 feet by 40 feet of open area on one quadrant of the well for laying out drill pipe during well repair.
 - b. No public street right-of-way, utility easement, or power company aerial easement shall encroach on the area within 40 feet of the well. No physical obstructions shall be located within 30 feet of the well with the exception of equipment and appurtenances directly related to the well's operation.
 - c. Where space permits, locate well discharge piping and auxiliary power at right angles to the direction of well access.
 2. Elevated Storage Tanks:

No site boundary, public street right-of-way, utility easement or power company aerial easement shall be located within 40 feet of the outer perimeter of the elevated tank at its maximum section.

3. Ground Storage Tanks:
 - a. Locate ground storage tanks a minimum of 20 feet from any site boundary, public street right-of-way, utility easement, or power company aerial easement.
 - b. Locate ground storage tanks a minimum of 20 feet from plant structures and equipment.
 - c. Provide at least 10 feet of clearance between ground storage tanks and centerline of plant piping, except where segments of piping are routed directly to the tank.
4. Yard Piping:
 - a. Underground yard piping larger than 6 inches shall be separated at least 4 feet between nominal outside diameters. Provide a minimum of 3 feet (3') of clearance for above-ground yard piping to include all flanges, valves, activators, supports and appurtenances.
 - b. The centerline of yard piping shall be a minimum of 6 feet from site boundaries and utility easements.
 - c. Locate underground yard piping so that thrust blocking, if any, will be located wholly within the site boundary and does not encroach upon an easement outside the site boundary. Encroachment upon access fee strips is permitted.
- G. All water plant sites shall be fenced in accordance with the City of Sugar Land Zoning Ordinance Requirements. Fencing shall be located on the property line. All vehicle gates shall have a minimum clear opening of 15 feet in width.
- H. Grading and Drainage:
 1. Use drainage swales, sidewalks and driveways, culverts, storm sewers, or a combination thereof for internal site drainage.
 2. If an offsite storm sewer or major drainage channel is available, site drainage shall be collected into an internal storm sewer system before leaving the site.

3. Internal storm sewer system shall be sized for site drainage and shall have capacity for water well blow off, tank overflow, and drainage.
4. Vegetation shall be established on all unsurfaced areas of the site and access strip.

4.15.2 Water Well Requirements

All Public Water Supply wells must be constructed in accordance with applicable TCEQ and Fort Bend County Subsidence district rules and regulations. The well casing and screens shall be designed to a minimum of 1,500 gpm regardless of pump size. The casing and liner (interior casing) diameters shall be sized to allow the pump to be lowered into the liner based on the manufacturer's minimum clearances between the pump and the liner. The Design Engineer shall demonstrate that sufficient piezometric head is available above the casing/screening lap to allow for lowering the pump to a sufficient depth to provide capacity for a twenty year period based on the most current available 10-year draw down data from the Fort Bend County Subsidence District.

Design well piping so that the well will discharge directly to ground or elevated storage tanks. The well may have a direct pipe connection, including disinfection, into the distribution system by Specific Approval. Design this direct connection to allow emergency operation of the well independent of booster pumps, ground storage tanks, or pressure tanks. The well and disinfection system shall be designed to operate under such conditions. Size the pump column pipe to provide a minimum velocity of 4 feet per second to raise any sand to the surface.

The aboveground piping shall be sized for proper operation of the check valve and water meter. Normal velocities shall be 4 to 8 feet per second. Provide a sample tap and an air release valve and a pressure gauge between the check valve and flow meter. Provide 10 pipe diameters of straight pipe leading into the water meter and a minimum of 2 pipe diameters of straight pipe downstream of the water meter or install in accordance with the meter manufacturer's recommendations, whichever is greater. See the City's Standard Details for water meter installation.

All other equipment installed in relation to the well shall be on the City's Approved Products List and installed in accordance with the City's Standard Details.

4.15.3 Booster Pumps

- A. The minimum booster pump sizes shall be based upon:
 1. Minimum combined pump and motor efficiency shall not be less than 75 percent.

2. Pumps shall be installed in combinations that will allow for flexibility of operations. Options include:
 - a. The use of a small capacity "jockey" pump for low demand situations to minimize wear on larger pump starting equipment.
 - b. The use of controls that allow alternate operation.
 - c. Other pumps sized as required to meet actual design flows and pressures required.
 - d. The use of variable speed pumps and equipment for facilities with less than three booster pumps.
 3. Pumps at the same location shall be designed for the same discharge pressure.
- B. Only pumps listed on the City's Approved Products list are acceptable.
- C. Booster Pump operations shall satisfy the following:
1. Pump speed shall not be greater than 1,800 rpm.
 2. Minimum rated design discharge pressure shall be 60 psi.
 3. Pump operation shall be controlled by pressure differentials as a function of system demand. Pressure sensing shall be in accordance with Section 4.15.6.3 of these Standards.
 4. Booster pumps shall be locked out of operation by activation of ground storage tank low-level cut-off alarm circuit.
- D. Motors:
1. Electric motors of less than 300 horsepower shall be 3-phase, 460-volt operation. Motors of 300 horsepower and larger may operate at higher voltages. Booster pumps at a plant shall be three phase and shall operate at the same voltage as the other booster pumps. Motor voltages >460 shall include diagnosing equipment that will allow for remote measurement of V, A, PF, W, Ph-Ph.
 2. Size electric motors to accommodate the maximum design-operating load of the booster pump without using motor service factor.
 3. Service factor on motors shall be 1.15 minimum.

4. Motor enclosures may be open drip-proof, WP-1, or totally enclosed fan cooled.
5. It is recommended that motors of 150 horsepower or greater have reduced voltage, auto-transformer starting, 65 percent tap.
6. Electric Motors greater than 50 horsepower must be power factor corrected to 95%. Documentation supporting the power factor correction shall be provided. .
7. Include space heaters on motors that are not located within buildings.

4.15.4 Headers and Yard Piping

All headers and yard piping shall be constructed using materials on the City's Approved Products List and appropriate for the application based on good industry practice.

4.15.4.1 Design Velocities

The design velocities in headers and yard piping shall conform to the following:

1. Suction Headers:
 - a. Flow velocity in suction piping, before any reducers, shall not exceed 4 feet per second.
 - b. Flow velocity in suction headers shall not exceed 4 feet per second.
2. Discharge Headers:
 - a. Flow velocity in discharge piping shall not exceed 6 feet per second.
 - b. Flow velocity in discharge header shall not exceed 5 feet per second.
3. Yard piping: Velocity in yard piping shall not be less than 2 feet per second or more than 8 feet per second.
4. Calculate velocities assuming both suction feeds are open and both distribution lines are open from the discharge header (i.e., one-half of total flow in each direction).

5. Do not include the capacity of stand-by pumps in the calculation of peak flow maximum velocities.

4.15.4.2 Anchorage and Blocking

Anchorage and blocking is required as follows:

1. Provide reaction blocking, anchors, joint harnesses, or other acceptable means for preventing movement of piping caused by forces in or on buried piping tees, wyes, plugs, or bends. Refer to the City's Standard Details.
2. Place concrete blocking so that it extends from fitting into solid undisturbed earth wall. Concrete blocks shall not cover pipe joints.

4.15.4.3 Suction and Discharge Headers

Suction and discharge headers shall conform to the following:

1. Headers located next to walls or structures shall be a minimum of 3 feet to the outside of the pipe from such walls, structures, to allow for access to valves and fittings.
2. Provide adequate space and access between headers, piping, pumps and motors to allow proper clearances and access for maintenance and repair. Specific requirements will depend upon actual physical layout and sizes of components.
3. Suction headers shall be supplied from two sources, preferably one at each end. Provide cut-off valves to allow for isolation of header from each supply source. Provide at least one intermediate cut-off valve in the header to allow for at least one pump to be supplied at all times.
4. Discharge headers shall feed the distribution system through two separate supply lines. Provide cut-off valves to allow each distribution line to be isolated. Provide at least one intermediate cut-off valve in the discharge header to allow at least one pump to supply either distribution line at all times.
5. Suction piping from the suction header to pump suction nozzles shall be as short and direct as possible and shall be larger in diameter than pump suction nozzles to minimize suction head loss. Reducers used in suction piping shall be eccentric

reducers installed with the flat side on top to reduce air pockets trapped in the suction lines.

6. Pump suction piping should be as straight as practical. Avoid placing 90-degree bends directly in front of pump suction and discharge nozzles.

4.15.4.4 Suction and Discharge Header Valves

Suction and discharge header valves must conform to the following:

1. Provide cut-off valves on suction piping and discharge piping of each pump for isolation from header.
2. Provide a slow closing check valve or other control valve on discharge pipe of each pump between the pump and the cut-off valve to limit reverse flow from the pressure system into the ground storage tank when the pump stops.
3. Use check valves with controlled rate of closure as may be needed to reduce water hammer potential on discharge piping.

4.15.4.5 Yard Piping

Yard piping design shall meet the following requirements:

1. Clearance between waterlines and sanitary sewers shall conform to requirements set forth for water distribution systems in the "Rules and Regulations" for Public Water Systems published by the TCEQ.
2. Locate yard piping in areas easily accessible for maintenance.
3. Yard piping shall have two points of interconnection with distribution system lines and a feed to the hydropneumatic tanks, if supplied.
4. Yard piping shall be considered to end at the point of connection to the distribution system line.
5. Standard sizes noted in AWWA Standards may be used except 10-inch, 14-inch, and 18-inch unless already in place.

6. Between discharge header and distribution system, provide a minimum of 20 pipe diameters of straight pipe to allow future discharge meters installation. If piping is below grade, provide a vault for the future meter.

4.15.4.6 Yard Piping Valves

Yard Piping Valves must meet the following:

1. Install valves in a manner that will allow easy access and operation.
2. Valves installed below ground shall have valve boxes and shall be located outside paved areas and other areas normally traveled by vehicles.
3. Size and type:
 - a. Gate valves shall be used for 2-inch through 12-inch diameters unless 14-inch diameter is already in place.
 - b. Use butterfly valves on lines 16 inches and larger in diameter, unless otherwise approved.
 - c. The use of gate valves on lines larger than 12 inches in diameter must be approved by the City Engineer.

4.15.4.7 Testing Requirements:

Test piping as follows:

1. Test piping systems upon completion of piping and prior to application of insulation on exposed piping or covering concealed or buried piping.
2. Isolate equipment that may be damaged by the specified pressure test conditions.
3. Perform pressure test using calibrated pressure gauges and calibrated volumetric measuring equipment to determine leakage rates.
4. Completely assemble and test new piping systems prior to connection to existing pipe systems.
5. Test pipe at 1.5 times the maximum working pressure or 125 psi, whichever is greater in accordance with AWWA Manual M23.

4.15.5 Booster Pump Buildings

4.15.5.1 General

Booster Pump Building design must comply with the following:

1. Do not put chlorination equipment or store chlorine bottles in the same room as pumps, motors, and electrical equipment. Provide a separate room specifically for chlorination.
2. Locate controls and electrical equipment in a room separate from piping, pumps, and motors. The floor of the electrical/control room shall be raised above the pump room floor level or all electrical and control equipment shall be installed on raised housekeeping pads.
3. Locate buildings a minimum of 20 feet from plant site property lines to help eliminate vandalism and to facilitate access for maintenance and repair.
4. Buildings shall conform to applicable local, state, and federal building codes and requirements, including OSHA requirements.
5. Concrete work shall conform to the latest revision of ACI 318, ACI 301, and other applicable ACI specifications.
6. A soils investigation with recommendations for foundation design shall be performed by a geotechnical engineer.
7. Pump buildings shall be constructed of fire-proof reinforced concrete or reinforced masonry construction; do not use metal buildings. Building and roof shall have a minimum design life of 25 years.
8. Wiring shall conform to the most current revision of the National Electric Code requirements for commercial or industrial wiring. Materials and equipment shall be approved and listed by Underwriters Laboratory.
9. Building interior spaces shall be sufficiently lighted to allow for safe and convenient operation and maintenance of equipment including pumps, motors, motor control centers, and auto sensory equipment. Provide exterior lighting at exterior doors, walkways, driveways, and work areas around the buildings. Follow lighting requirements contained in OSHA standards.

4.15.5.2 Size of Buildings and Clearances:

Booster Pump Buildings shall comply with the following size and clearance requirements.

1. Building size shall depend on specific piping layouts, number of pumps and space allotted for future expansion. Building size shall be adequate to allow access to pumps, motors, piping, valves and electrical controls to allow for proper maintenance and removal of equipment or installation of future equipment.
2. Provide 3 feet minimum clearance between walls and piping, valves, and fittings to facilitate bolt removal and tightening.
3. Space pumps and motors to allow for maintenance of equipment.
4. Provide steps, ladders and walkways as required for access to aboveground equipment and valves. Provide safety handrails on walkways, ladders, and steps in accordance with OSHA regulations.
5. Provide outside access to the pump room through double doors or roll-up type garage doors. Doors are to be sized to allow removal and replacement of pumps and motors.
6. Provide control/electrical room with one exterior door and one door into the pump room.
7. Provide sidewalks, steps, and/or ramps as necessary to provide paved access to exterior doors as required by ADA.
8. Provide adequate vertical clearance inside the pump room to allow pumps to be pulled for service. Clearance shall allow pumps to be removed from the building over piping, pumps, and other equipment.
9. Provide a traveling crane or monorail inside the building. Size the crane to easily handle large pump equipment. For smaller pumps, provide access suitable for manual lifting devices.
10. Slab elevation shall be a minimum of 6 inches above grade to allow for proper drainage.

4.15.5.3 Ventilation

Ventilation systems for Booster Pump Buildings must meet the following requirements:

1. Provide louvers of adequate size and number for proper ventilation of the pump room. Locate louvers so that good air circulation is maintained. Provide power roof fans, wall fans, or ventilators if necessary.
2. Provide louvers and fans in the control/electrical room sufficient to dissipate heat generated from motor control centers and switchgear. Consider use of dehumidifiers and heaters in control rooms if warranted.
3. Provide bird screening over louver and fan openings. Screening shall be 316 stainless steel, #16 mesh.

4.15.5.4 Piping

Piping related to Booster Pump Buildings shall be designed in accordance with the following:

1. Piping arrangements and sizes will depend upon initial equipment installed, proposed future expansions, and ultimate design capacity of the plant.
2. Piping shall be adequately supported and properly braced to restrain thrust forces.
3. Provide sleeves for piping passing through walls. Line sleeves with expansion joint material to allow for minor movements of piping and buildings. Do not use building walls to support piping.

4.15.5.5 Roof:

The roof of the Booster Pump Building must be either:

- a. A pitched roof with a minimum 5 on 12 slope with standing seam roofing of pre-coated galvanized steel or fiberglass asphalt shingles, or
- b. A minimum 4-ply hot applied built-up roof with 15-year service life adequately sloped for drainage.

Slope the roof to drain away from entrance doors. Provide a minimum 2-foot overhang on all sides of the building.

4.15.5.6 Floor:

The Booster Pump Building floor must be a minimum 6-inch thick concrete floor, coated with non-skid, chemical resistant material.

4.15.6 Monitoring and Control Systems

4.15.6.1 General

Public Water Supply Wells and Potable Water Treatment Plant electrical, monitoring, and control systems shall comply with the provisions of this Section. The general requirements are:

1. The water plant shall be provided with electrical controls and equipment to enable it to operate manually and automatically. Provide sufficient control and electrical equipment so that the water plant can operate automatically without direct operator control.
2. As a minimum, water plants shall be equipped with the systems as described herein. At the discretion of the Engineer, more capable systems may be provided.
3. Provide a time delay system to start large motors sequentially. Large motors shall not start simultaneously.

4.15.6.2 Well Control System

Well control systems shall comply with the following:

1. Water wells shall be controlled based on the levels in ground or elevated storage tanks, if provided.
2. Interlock well controls with the well pump motor electrical equipment so that the well pump motor is activated and deactivated automatically in response to tank level. Time delay on the well pump motor shall reset in the event of a power disruption.
3. Tank level shall be sensed by a wet tap on the lower tank shell, internal tank probes, an electronic pressure transmitter, or an ultrasonic transmitter.

4. Unless approved by the City, control equipment shall be one of the following types:
 - a. Mercury-type pressure switches with conventional relays.
 - b. Electronic pressure switches with either conventional electrical relays or a programmable controller.
5. Provide a high-pressure mercury switch with manual reset on well discharge.
6. Chlorination control shall be in accordance with TCEQ requirements.

4.15.6.3 Booster Pump Control System

All booster pump control systems shall comply with the following:

1. Systems without elevated tanks:
 - a. Control of booster pumps shall be based on the pressure in the distribution system and/or elevation in EST.
 - b. Interlock booster pump controls with pump motor electrical equipment so that successive pumps are activated on falling system pressure and deactivated on rising system pressure.
 - c. Make distribution pressure tap in either the water or air portions of the hydropneumatic tank or in the discharge line.
 - d. Unless approved by the City Engineer, control equipment shall be one of the following types:
 - (1) Mercury-type pressure switches with conventional electrical relays.
 - (2) Electronic pressure switches or pressure transmitters with either conventional electrical relays or programmable controller.
 - e. The following control features are required:
 - (1) Booster pumps shall be deactivated on low ground storage tank level with a manual override provided.
 - (2) Booster pump controls and hydropneumatic tank controls shall be interlocked to ensure that the proper air-water ratio is automatically maintained in the tank.
2. Systems with elevated tanks:

- a. Booster pumps can be controlled based on distribution system pressure as described above for systems without elevated tanks or on the water level in the elevated tank.
- b. If the booster pumps are controlled by the elevated tank water level, the following are applicable:
 - (1) If the elevated tank is at a different location than the booster pumps, the tank water level shall be transmitted to the water plant via telemetry.
 - (2) Interlock booster pump controls with motor electrical equipment so that successive pumps are activated on falling tank level and deactivated on rising tank level.
 - (3) Unless approved by the City Engineer, control equipment shall be one of the following types:
 - (i) Mercury-type pressure switches with conventional electrical relays.
 - (ii) Pressure transmitter with either conventional electrical relays or programmable controller.
 - (4) Provide a backup control system to automatically control the booster pumps in the event of loss of telemetry signal from the elevated tank.
 - (5) Booster pumps shall be deactivated on low ground storage tank level with a manual override provided.

4.15.6.4 Telemetry:

Telemetry equipment must be provided to allow control communication between a water plant and an offsite well or elevated tank. The telemetry equipment may utilize hard wire connection, telephone lines, radio communication, or microwave.

4.15.6.5 Water Plant Monitoring Systems

As a minimum, water plant monitoring systems shall include the following:

- a. Propeller-type flow meter located at the water well. Meter shall have a totalizer that cannot be reset. Do not use battery-powered meters.
- b. Panel-mounted, 4-1/2-inch diameter pressure gauge or LED readout indicating the plant distribution pressure, located in the electrical/control room.

- c. A minimum of 20 pipe diameters of straight pipe between the booster pump discharge header and the distribution system tie-in to allow for future installation of discharge meters. If below grade, provide a vault for the future meters.

The following may be required by the City Engineer:

- a. 7-day recorders sized such that peak conditions do not exceed 95 percent of full scale. Distribution pressure, elevated storage and ground storage tank levels, and/or plant discharge flows may be recorded. Strip recorders are not to be used.
- b. Alarm lights and audible and visual alarm systems to indicate abnormal conditions.

4.15.7 Hydropneumatic Tanks

All hydropneumatic tanks shall be listed on the City's Approved Products List. Valves shall be provided as appropriate to isolate each hydropneumatic tank from other portions of the system.

The following appurtenances shall be furnished with each tank:

- 1. Provide automatically functioning facilities for maintaining the air- water volume at the design water level and working pressure.
- 2. Provide a pressure release device and an easily readable pressure gauge for each tank.
- 3. Provide a sight gauge for reading water level in each tank.
- 4. Provide tanks with a means for completely draining the tank.
- 5. Air compressors shall be sized for a minimum of 0.25 cfm per 1,000 gallon tank capacity at 150 psi.
- 6. Tanks shall have an access port for periodic inspections.
- 7. Provide freeze protection for tank appurtenances.
- 8. Specifications shall include tank capacity dimensions, appurtenances, pressure rating, disinfection procedures, and air compressor capacity.

4.15.8 Potable Water Storage Tanks

4.15.8.1 Ground Storage Tanks

1. Types of construction:
 - a. Design welded steel tanks in accordance with the current revision of ANSI/AWWA D100. Steel fabrication dimensional tolerances shall be in accordance with API standards.
 - b. Design bolted steel tanks in accordance with the current revision of AWWA D103.
 - c. Design concrete tanks in accordance with current revision of AWWA D110.
 - d. A complete soils investigation with recommendation for foundation design shall be performed by a geotechnical engineer.
2. Additional design requirements for steel ground storage tanks:
 - a. **Tank inlets:** One or more per tank located in the sidewall of the tank and at least 45 degrees from a tank outlet. Direct flow shall have a 45-degree bend away from the nearest outlet. Tank inlets shall be top fill.
 - b. **Tank outlets:** On single tank installations, two per tank located at least 90 degrees apart and 45 degrees from a tank inlet. On multiple tank installations, dual outlets are required on the first tank only. Outlets for booster pump suction shall be fitted with an internal 90-degree fitting turned downward. Diameter shall be equal to or larger than the suction line. The fitting shall be a ductile iron flange and flare, a ductile iron 90 degree long radius ell, or a welded steel mitered fitting. Provide outlets with a minimum 12-inch clearance from the tank bottom.
 - c. **Overflow:** Provide an internal overflow weir inlet with an external overflow pipe. The overflow assembly shall be sized to handle the maximum tank influent rate with a maximum water level rise over the inlet weir of 6 inches. The overflow pipe discharge shall terminate above ground, not be subject to submergence, and be fitted with a hinged flap valve. The top of the overflow weir shall be a minimum of one foot below the bottom of any roof rafter.
 - d. **Tank drain:** Locate one or more drains, not less than four inches in diameter and fitted with a valve, at the minimum practical distance above the tank floor to the flow line of the drain. For example, a 4 or 6-inch drain would be placed six inches above the tank floor. Larger drain sizes

may be placed further from the floor. Alternatively, the Design Engineer may use a flush type drain in accordance with API 650 (Section 3.7.8, Figure 3-10). The drain may be connected to the overflow discharge pipe outside the tank.

- e. **Interconnect lines between tanks:** Interconnect lines are required for plants with more than one tank. The lines shall be sized the same as the tank inlet, or if combined with a tank outlet, sized the same as the tank outlet, whichever is larger. Interconnect lines shall be provided with isolation valves. Three valves on a tee are required if combined with a tank outlet. Interconnect lines are to be located a minimum of 12 inches above the tank bottom with an isolation valve, 90 degree bend and buried four feet (4') deep between the tanks.
 - f. **Roof vents:** One or more with one vent located at or near the center of the roof at the highest point practical. Size vents for maximum influent and effluent rates. Only the effective (net) screen opening shall be considered to pass airflow. Vents are to be double gooseneck type with openings protected by 316 stainless steel screen, #16 mesh.
 - g. **Foundation:** Support the tank bottom on a concrete ring-wall a minimum of 12-inches wide. The top of the foundation shall be at least 12 inches above finished grade. The tank bottom shall rest on a minimum of 6 inches of clean sand, free from clay, lumps, shale, loam, organic matter and other deleterious materials, with soluble ionic (salt) content limited in accordance with ASTM D4940. Slope the tank bottom at least 1 inch in 10 feet from the tank center to the outside edge.
 - h. **Connections:** Connections 3-inches and larger shall be flanged. Connections 2-inches and smaller may be threaded couplings.
3. Additional design requirements for pre-stressed concrete ground storage tanks:
- a. **Tank inlets:** At least one per tank located at least 45 degrees from a tank outlet. Make inlet connections through the top of the tank and above the overflow
 - b. **Tank outlets:** Number and plan location is the same as for steel tanks. Make outlet connections through the tank bottom and provide a minimum 4-inch silt stop.
 - c. **Tank overflow:** Provide an internal overflow weir with an external overflow pipe. Size the overflow assembly to handle the maximum tank

influent rate with a maximum water level rise over the weir of 6 inches. Where multiple tanks, all overflows must be of the same elevation.

- d. **Tank drain:** One or more with an isolation valve. Make drain connections through the tank bottom and terminate in an open top concrete drain box connected to a storm sewer system or adequate site drainage swale.
 - e. **Interconnect lines between tanks:** Interconnect lines are required between tanks at multiple tank installations.
 - f. **Roof Vents:** One or more with one vent located at or near the center of the roof at the highest point practical. Size the vent for maximum influent and effluent rates. Only the effective (net) screen opening shall be considered to pass airflow. Vents shall be of the gravity type with openings protected by 316 stainless steel screen, #16 mesh.
 - g. **Foundation:** The design of the tank foundation shall be the responsibility of the tank manufacturer and the foundation shall be constructed in accordance with the tank manufacturer's design. The tank bottom may be below natural ground level.
4. Required accessories:
- a. **Roof hatch:** Primary and secondary roof hatches are required. The primary roof hatch shall have a minimum size of 30-inch diameter with a 4-inch curb and shall have a cover with 2-inch downward overlap and provisions for locking. The primary hatch location shall be offset from the exterior tank ladder centerline and located over the interior ladder. The secondary roof hatch shall be located over the tank overflow.
 - b. **Ladders:** Provide an exterior steel ladder extending the full height of the tank. Provide exterior ladders with safety cage and lockable access. Interior ladders shall be provided and offset from the external ladder by at least 2 feet.
 - c. **Roof guard rails:** Provide guard rails (handrails) along the roof edge for a distance of 10 feet either side of the exterior ladder and 5 feet either side of any perimeter tank appurtenance.
 - d. **Shell manholes:**
 - (1) Welded steel tanks - Provide at least two manholes. One manhole shall be 30 inches in diameter with a hinged cover per AWWA standards. One manhole shall be a 48 inch x 48-inch flush-type

- cleanout per API standards complete with hinge or davit arm. Locate the manholes approximately 180 degrees apart.
- (2) Bolted steel tanks - Provide two flush-type cleanouts per API standards. Cleanouts shall be a minimum of 24 inches wide by 48 inches high and located approximately 180 degrees apart.
 - (3) Concrete Tanks - Provide at least two manholes spaced approximately 180 degrees apart. The manhole shape shall be elliptical 24 inches by 18 inches minimum. Provide two flush type cleanouts per API Standards sized 48-inch by 48-inch.
- e. **Miscellaneous accessories:** One sample cock located 3 feet above tank bottom and one pressure gauge calibrated in feet of water located 3 feet above tank bottom.
- f. **Roof Walkways:** Provide non-skid walkways on the roof of steel tanks to reach any appurtenance.

4.15.8.2 Elevated Storage Tanks

Elevated storage tanks shall be constructed in a manner consistent with AWWA D100, with no restriction on the style of tank.

Elevated storage tanks must satisfy the following design requirements:

- a. **Tank overflow:** Provide an internal overflow weir and drain pipe. Size the overflow assembly to handle the maximum tank influent rate with a maximum water level rise over the weir of 6 inches. The overflow pipe shall be piped to grade and shall be fitted with a hinged flap valve. The top of the overflow funnel shall be a minimum of 1 foot below the bottom of any roof rafter.
- b. **Roof vents:** Provide one or more roof vents with one vent located at or near the center of the roof at the highest point practical. Size the vent for the maximum influent and effluent rates. Only the effective (net) screen opening shall be considered to pass airflow. Vents shall be of the gravity type with openings protected by 316 stainless steel screen, #16 mesh, and designed as a secondary roof opening.
- c. **Altitude control valve:** Equip all tanks with an altitude control valve.
- d. **Foundation:** The design of the tank foundation shall be the responsibility of the tank manufacturer and the tank foundation shall be constructed in accordance with the tank manufacturer's design.

- e. **Lighting:** Provide interior lighting in the dry compartment.
- f. **Aviation Lighting:** Comply with Federal Aviation Administration requirements with respect to aviation warning lights.

The following required accessories are to be included with elevated storage tanks:

- a. **Roof hatch:** Minimum size 30-inch diameter with 4-inch curb and cover with 2-inch downward overlap and provisions for locking.
- b. **Rails & Ladders:** Provide all necessary handrails, ladders, balconies, and safety devices per OSHA requirements.
- c. **Miscellaneous Items:** Provide one sample cock and one pressure gauge calibrated in feet of water.

Elevated storage tank protective coatings must comply with the following:

- 1. Welded steel tanks shall be coated on the inside and outside excluding galvanized accessories.
- 2. No coatings are required for galvanized bolted steel tanks or concrete tanks, except for tank accessories that are not galvanized.
- 3. Coating Systems:
 - a. Coating systems for the interior of a tank shall be in accordance with TCEQ requirements, must conform to ANSI/NSF Standard 61, and must be certified by an organization accredited by ANSI for use as a contact surface with potable water.
 - b. Coating systems for the exterior of a tank may be as required for exposure conditions and desired aesthetics.
 - c. Do not use coating materials containing lead.
- 4. Cathodic protection for the interior submerged surfaces of welded steel tanks is not required but may be provided at the discretion of the Design Engineer.
- 5. The type of coating systems and cathodic protection systems to be used shall be included in the Specifications if they are to be used.

4.15.9 Emergency Power

Provide emergency power as required by TCEQ regulations. A generator is the preferred type of emergency power for booster pumps. A right angle drive is the preferred type of emergency power for a well. If the Engineer selects an alternate method, the reasons for the use of the alternate method must be presented with the drawings. If a right angle drive is utilized, the drive shall be diesel powered and/or natural gas powered.

When used, an emergency power generator shall operate the following items as a minimum:

- a. The controls, air compressor, panel lights, and exterior lights;
- b. The booster pumps, or

The fuel tanks related to emergency power systems shall comply with the following:

1. For diesel engines, a fuel tank shall be provided which allows 24 hours of operation at full load if system is interconnected or multiple plants are in the system.
2. Aboveground tanks shall be used and must be Underwriters Laboratories (UL) listed (Do not use underground fuel tanks). A UL label shall be affixed to the tank.
3. Provide concrete or steel containment for the fuel tank in accordance with NFPA 30 and Federal and State regulations. Containment shall have a drain line with a lockable valve. A double walled fuel tank can be utilized in lieu of the containment structure.
4. Use black steel piping for fuel tank connections. Do not use galvanized steel piping.

4.15.10 Disinfection Systems

4.15.10.1 General

A chlorination system for a groundwater plant to disinfect the water supply must be provided. Water must be chlorinated before it enters the ground storage tank (pre-chlorination). Provisions for chlorinating water after it leaves the ground storage tank, but prior to entering the distribution system (post-chlorination), may be provided at the discretion of the Design Engineer with City Engineer and TCEQ approval.

The source of chlorine shall not require the storage of chlorine gas containers on the plant site. Systems which use sodium hypochlorite are preferred.

4.15.10.2 Types of Systems:

1. Pre-chlorination:
 - a. Chlorination of the plant's groundwater supply shall be accomplished by providing either (1) a fixed rate chlorinator for each well feeding the plant; or (2) a variable rate chlorinator or multiple fixed-rate chlorinators in plants with multiple wells and a common well collection line.
 - b. Chlorination Points:
 - (1) Add chlorine solution to the aboveground well collection pipe downstream of the well flow meter, prior to entering the ground storage tank and prior to reaching the well connection to the distribution system.
 - (2) Chlorination connections for 1-inch and smaller solution lines shall to be a corporation cock type connection with check valve. Connections for 1½ inch through 3-inch solution lines shall be a pipe tap connection utilizing a service saddle with a shut-off valve and check valve. The diffusion tube shall project into the pipe approximately one-third the pipe diameter.
 - c. Control Methods:
 - (1) Chlorinators shall operate automatically whenever there is flow of water into the ground storage tanks.
 - (2) Single well, fixed feed rate chlorinators shall be controlled by an electric solenoid valve in the injector water supply line. The solenoid valve shall open automatically when there is well flow.
 - (3) Multiple well variable feed rate chlorinators shall be controlled by an electric solenoid valve in the injector water supply line. The solenoid valve shall open automatically when there is well flow. A flow meter with flow rate transmitter is required in the common well collection line for control of the chlorine feed rate.
 - (4) Multiple well/multiple fixed rate chlorinators function as single well fixed rate chlorinators with a separate solenoid for each well tied to that well's fixed rate chlorinator.
2. Post-chlorination:
 - a. Chlorination of water after leaving the ground storage tanks shall be accomplished by a variable rate chlorinator.
 - b. Chlorination points:

- (1) Add chlorine solution to the booster pump suction piping. If possible, make chlorination connections to aboveground pipe. Connections to buried pipe shall be made inside a vault-type structure.
 - (2) Chlorination connections shall be the same as those required for pre-chlorination.
- c. Control methods:
- (1) Chlorinators shall operate automatically whenever they are turned on and there is flow in the booster pump suction lines.
 - (2) Chlorinators shall be controlled by an electric solenoid valve in the injector water supply line. The chlorine feed rate may be controlled based on the distribution flow rate (flow proportional control) or based on the free chlorine residual of the water as it leaves the ground storage tanks (direct residual control).

4.15.10.3 Design Requirements

The design dose rate for pre-chlorination shall be adjustable from 0 to 3 mg/l. The design dose rate for post-chlorination shall be adjustable from 0 to 1.5 mg/l. Chlorinators to be installed shall be listed on the City's Approved Products List. Provision of a stand-by chlorinator is optional. Accessories to be provided with chlorinators include a weight scale, automatic switchover vacuum regulator, a pressure relief valve, and necessary piping and valves.

The injector's source of water should normally be the high-pressure side of the distribution booster pumps. A chlorine booster pump sized to provide the full required injector operating pressure must be provided. The booster pump shall take suction from the well collection line. If the water well is designed to pump directly into the distribution system during power outage conditions, provide an auxiliary power source for the chlorine booster pump. The injector water supply piping shall include an electric solenoid valve with a bypass, a strainer, and necessary piping and valves.

The chlorinator room shall be a separate room or structure separated from other plant facilities. The structure shall be masonry or fiberglass and shall include a ceiling-level inlet fan or fans, a floor-level back-draft damper, a heater, and outside light and fan switches.

The chemical container storage area shall be a separate room or structure. The structure shall be masonry or metal frame treated for corrosion resistance. If a masonry structure is used, it shall include a 2-ton hoist system, a floor-level exhaust fan, a heater, and outside light and fan switches. If a metal frame structure is used, it shall be an open-frame type structure with provisions for securing containers from vandals. Provide a 2-ton hoist or design the structure to accommodate container delivery truck loading and unloading.

Required accessories include a gas mask, diffuser assembly, and chlorine leak detector. A chlorine leak detector shall be located in each room (or structure) containing chlorination equipment, including open frame-type container structures. The chlorine leak detector shall activate an alarm circuit that includes, as a minimum, a red rotating beacon which can be seen by the plant operator upon entering the plant site. A single self-contained breathing apparatus with a 30-minute supply of air shall be provided for each plant. The breathing apparatus shall be located close to but outside of rooms or structures containing chlorination equipment.

4.15.11 *Initial Water Plants*

This section applies to development projects of 250 or fewer equivalent residential connections planned to provide potable water to future residential, commercial and/or industrial users located within the ETJ and that have a City of Sugar Land approved regional water supply and distribution plan.

Approval to construct initial water plants pursuant to this section is contingent upon submittal of an overall regional water supply and distribution plan for the development. The overall plan shall provide the preliminary location and capacity of primary water plants, initial water plants, remote water wells, and trunk distribution lines. The overall plan shall contain a phasing plan that sets development milestones (i.e. dates, number of connections, etc.) for implementation of the ultimate water supply and distribution plan. Initial Water Plants shall conform to the requirements contained in all other sections and chapters of this manual unless otherwise noted.

For Initial Water Plants, public water supply wells may be straight wall wells or gravel packed, as needed, based on specific hydrogeological conditions at the proposed well site. The maximum capacity of an Initial Water Plant well shall be 600 gallons per minute (gpm). The minimum capacity of the well shall be 300gpm. The Casing and liner (interior casing) diameters shall be sized to allow the pump to be lowered into the liner based on the manufacturer's minimum clearances between pump and liner. The maximum velocity between the pump and the liner shall not exceed 8 feet per second.

The minimum combined booster pump capacity shall be 1000 gallons per minute and a booster pump building is required unless a Specific Approval is obtained.

The minimum ground storage tank volume shall be 80,000 gallons.

Emergency power or electrical and mechanical devices necessary for quick connection of a portable generator must be provided.

A Step Test must be performed on each completed well. The test shall include steps at 80%, 100%, 120% and 150% of design capacity for a minimum of 3 hours each with 3 hours of recovery between each step to confirm final selected capacity. A draw down test shall also be

conducted on each well at its final capacity for 4 hours to verify stability in draw down. An attempt shall be made to reach a specific capacity of 18 gallons-per-minute-per-foot of drawdown for a gravel-packed well and 10 gallons per minute per foot of drawdown for a straight-wall well after 4 hours of continuous well operation.

5.0 SANITARY SEWER DESIGN REQUIREMENTS

5.1 General

Sanitary sewers within the City of Sugar Land's jurisdiction shall allow for orderly expansion of the system and shall conform to the Wastewater Master plan for the City of Sugar Land.

Sewers shall be sized based on the minimum requirements set out in this standard and the standard wastewater flow rates as established by the City of Sugar Land.

All sewers shall conform to the minimum requirements of the Texas Commission on Environmental Quality (TCEQ), "Design Criteria for Sewerage Systems". (30 TAC Chapter 217/317)

Sewers shall be separated from water mains by a minimum of nine feet (9'). Where the minimum separation is not maintained, refer to Section 4.5 for allowable clearances. For sewers crossing utilities other than water, a minimum of six inches (6") of clearance must be maintained.

The public sanitary sewer, as maintained by the City of Sugar Land, shall be defined as all sewers, including stacks and service leads, serving more than one sewer connection and located in public easements or street rights-of-way. The public sanitary sewer shall be designed, constructed and installed in compliance with these Standards.

All sewer designs shall conform to the City of Sugar Land Standard Details.

5.2 Sewer Design and Materials

5.2.1 Minimum Size Criteria:

5.2.1.1 Average Day Flow:

Wastewater flows shall be based on the current, approved utility phasing plan for the area. The average day flow for the design of sanitary sewers shall be based on the minimum set by the plan in gallons per day per single family connection for residential areas. Commercial, industrial, and office areas shall be designed for an average day flow that can be anticipated from the contributing area.

5.2.1.2 Peak Design Flow:

The peak design flow for sewers shall be four (4) times the average day flow of the fully developed service area. Sewers larger than eighteen-inch (18") may be sized using a peaking factor of less than four (4) with approval of the City Engineer. The absolute minimum allowable value for the design peaking factor is 2.5.

5.2.1.3 Minimum Size Criteria:

- A. The minimum size public sewer shall be eight-inch (8"). The maximum number of single family connections shall be 400.
- B. The minimum size sewer service lead shall be six-inch (6") and shall not serve more than two (2) residential services.
- C. A commercial sewer service lead shall be six-inch (6") pipe or larger and shall not serve more than one (1) commercial connection.
- D. A Specific Approval shall be required for service leads less than six inches (6").

5.2.2 *Materials of Construction:*

Sewers will be constructed of materials specified in the City of Sugar Land Approved Products List.

Cement Stabilized Sand for Bedding and Backfill shall meet the criteria described in Section 3.2 of these Standards.

5.2.3 *Location of Sanitary Sewers*

5.2.3.1 Street Right-of-Way

Sanitary sewers with a maximum depth of ten feet (10'), measured from finished grade, shall be placed within the right-of-way at least five feet (5') from the right-of-way line, except as provided herein. All sewers that are deeper than ten feet (10') shall be centered in an exclusive

variable width easement parallel and adjoining the right-of-way. Where required in accordance with Section 1.6.2, an additional ten foot (10') level easement shall be provided adjoining the right-of-way to provide required clearances.

5.2.4 Design Requirements

5.2.4.1 Allowable Depths

Sewers shall be designed to meet or exceed the pipe manufacturer's recommendations for depth.

The minimum depth of a sewer main shall be four feet (4') below finished grade or top of curb, whichever is lower.

Sanitary Sewers are prohibited at a depth lower than twenty two feet (22') with out a Specific Approval.

5.2.4.2 Bedding and Backfill

Sewer bedding will be cement stabilized sand, as required in Section 3.2, or approved granular material. Backfill shall be compacted starting at twelve inches (12") above the pipe, in eight inch (8") lifts all the way to the top of the trench at ninety-five percent (95%) Standard Proctor Density on all lifts. In water bearing sand, crushed stone, or approved granular material will be required. Trevira wrap will be required for water bearing soil as shown in the City of Sugar Land Standard Details. When water bearing sands are encountered, the City of Sugar Land shall be notified immediately.

5.2.4.3 Mandrel Test Required

A mandrel test shall be performed prior to acceptance of all installed PVC pipe. The initial mandrel test shall be performed thirty (30) days after the trench has been backfilled. The mandrel must move freely inside the pipe and will be pulled by hand from the upstream end of the pipe to the downstream end.

Deflections in PVC pipe shall not exceed five percent (5%) and all mandrel tests must be conducted with equipment certified to measure deflections of five percent (5%) in the pipe being tested accounting for its diameter and SDR. Sanitary manholes will not be sponged out for the initial and final inspection. The City of Sugar Land will require the Contractor to do a water

flood. If televising of any sewer line is required to determine whether the sanitary sewer has been constructed at an irregular grade, the responsibility for the cost will not be the City's.

5.2.4.4 Hydraulic Requirements

Design velocity in a gravity sewer flowing full shall be a minimum of two feet (2') per second. Where sewers are anticipated to flow less than one-half full, consideration shall be given to increasing the slope of sewer to provide two feet (2') per second velocity in the pipe for the anticipated flow.

Minimum acceptable slopes in sewers shall be:

Size of Pipe (inches)	Fall in Feet (per 100 ft. of Sewer)
6	0.65
8	0.40
10	0.25
12	0.20
15	0.15
18	0.11
21	0.09
24	0.08

Sewers are to be designed so that the crowns of the pipes are matched at manholes. The upstream sewer may be designed so that the flow line of the upstream sewer is higher than the flow line of the downstream sewer. When the flow line of the upstream sewer is raised more than three feet (3') above the flow line of the downstream sewer, a drop manhole connection is required.

Sanitary sewer service leads shall be laid at seven-tenths percent (0.7%) slope.

5.2.4.5 Alignment

Sewers shall be laid in a straight alignment, where possible. Curved sewers may be allowed by Specific Approval.

Sewers less than eighteen-inches (18") in diameter may be curved by deflecting the pipe at the joint. Deflection shall not exceed one-half (1/2) of the pipe manufacturer's recommendations for

joint deflection. Eighteen inch (18") and larger sewers may be curved using manufactured bends with a maximum deflection of eleven and one-quarter degrees (11-1/4°). Deflected pipe joints and bends shall be shown and specifically located on the construction drawings. Televising may be required at the City's discretion.

5.2.4.6 Appurtenances

5.2.4.6.1 *Manholes*

Manholes shall be placed at points of change in alignment (except along a curved sewer), grade, or size of sewers and at intersections and ends of all sewers. Clean-outs will not be permitted on public lines.

Manholes shall be spaced at a maximum distance of four hundred feet (400') apart. Manholes at the ends of sewers in rear lot easements shall be placed in street rights-of-way.

Sewers laid in easements shall have a manhole in each street crossing.

Manholes shall be located to eliminate the inflow of storm water into the sanitary sewer. The top of manhole rim elevation shall be shown on the plans for all sanitary sewer manholes, except in paved areas. Sealed manholes may be permitted, within the 100-year flood plain by Specific Approval.

Manholes shall be constructed in accordance with the City of Sugar Land Standard Details.

Compaction around sanitary sewer manholes shall be 95% Standard Proctor Density or better.

A drop manhole shall be constructed for any sewer twelve-inch (12") diameter or less that enters a manhole greater than thirty-six inches (36") above the invert of the manhole. Sewers larger than twelve inches (12") shall be designed to accommodate a drop at the manhole using standard pipe fittings. The drop will be installed on the outside of the manhole and sealed inside and out.

Steps in manholes will not be permitted.

Fiberglass manholes are not allowed as part of public sanitary sewer systems. All manholes within public rights-of-way and public easements shall be pre-cast or cast-in-place manholes.

Manhole covers shall be cast iron, traffic bearing type ring and cover in accordance with the City's Standard Details. All man hole covers 32" or greater shall be ductile iron.

All manhole adjustments shall be made with pre-cast concrete rings.

Manholes shall be coated in accordance with the City of Sugar Land Construction Details

Manholes shall be vacuum tested in accordance with current TCEQ criteria.

All sanitary manholes shall be fitted with an inflow dish to prevent storm water intrusion to the sanitary sewer collection system.

5.2.4.6.2 Stacks

Stacks shall be constructed for connections to sewers that are more than eight feet (8') below finished grade. Stacks shall be provided during the initial construction of the sewer.

5.3 LIFT STATIONS

5.3.1 Engineering Report and Shop Drawings Required

Prior to design, a detailed engineering report shall be submitted to the Development Review Coordinator for review and approval of the lift station and all related line work. The Development Review Coordinator will specify the number of copies of the report to be submitted.

The engineering report shall include the following:

1. A master development plan for the service area of the proposed lift station. This plan shall include a map showing the location of the lift station, the service area, the boundaries of the drainage basin it is in and the location of the nearest existing wastewater interceptor within that basin.
2. Engineering calculations and data as required by Section 5.3.3.
3. The Engineering Report shall be approved by the City prior to beginning preparation of the plans and specifications.

For projects not in MUDs, once the engineering report and the construction plans and specifications have been approved, shop drawing submittals shall be provided to the City. These submittals shall contain complete detailed information and drawings for all lift station equipment and components. The City Engineer will specify the number of copies of each submittal that will be required.

5.3.2 City Operation and Maintenance Acceptance

The City of Sugar Land may accept a lift station with a firm pumping capacity greater than 25 gpm for operation and maintenance, provided an agreement is negotiated with the City.

5.3.3 Lift Station Design Criteria

Lift stations are discouraged and will be allowed only where conventional gravity service is not feasible. Feasibility is to be determined by a life-cycle cost comparison of a gravity system and the lift station project for a 30-year project life. All lift stations shall utilize submersible pumps.

5.3.3.1 Flow Development

Calculation of wastewater flow shall be based on the following formula:

$$\# \text{ of ESFC} \times 315 \text{ gpd/ESFC} \times 4 \text{ PF}$$

5.3.3.2 Redundancy

A minimum of two (2) pumps shall be required for all lift station. The capacity of the pumps shall be such that the maximum wet weather flow can be handled with the largest pump out of service.

5.3.3.3 Wet Well Design

The bottom of the wet well shall have a minimum slope to the intake of two (2) vertical to one (1) horizontal. There shall be no projections in the wet well, which would allow deposition of solids.

The wet well volume shall be sized to provide adequate storage volume at peak design flows and a pump cycle time of sufficient duration to prevent pump short cycling and consequential motor damage. Pump cycle time, defined as the sum of "pump off" time plus "pump on" time, shall be as follows:

TABLE 4.5.3A

Minimum Pump Cycle Times for Varying Size Pumps	
Motor H.P.	Min (Minimum Cycle Time in Minutes)
0 to 50	6
51 to 100	10
Above 100	15

The wet well volume between "pump on" and "pump off" shall be determined using the following equation:

$$V = t \times q \div (4 \times 7.48); \text{ where } q = \text{pump capacity in gpm and } t \text{ is the minimum cycle time in minutes}$$

All "pump on" levels shall have a minimum separation of one (1) foot between levels. All "pump off" levels shall be at least six (6) inches above the top of the pump casing.

For more than two (2) pumps, the "pump off" levels shall be staged with a minimum separation of one (1) foot between levels.

An example of a two (2) pump staging sequence is:

High-level alarm
Lag pump on
Lead pump on
Lag pump off
Lead pump off
Low-level alarm

The high level alarm shall be at the lower of at least one foot above the last (highest) "pump on" level in the wet well or at the invert of the lowest influent line.

For lift stations with three or more pumps, the following method of calculating the wet well volume may be used:

$$V1 = t \times q1 \div 4 \text{ and } Y = (q1 - q2) \div q1$$

$$V2 = V' \times N \times V1$$

Where:

V1	=	working volume for the first pump in gallons
t	=	minimum cycle time in minutes
q1	=	capacity of the first pump in gpm
q2	=	capacity of the second pump in gpm
Y	=	the discharge increment ratio, dimensionless
V2	=	working volume for the second pump gallons
V'	=	the additional draw down ratio, dimensionless
N	=	number of pumps.

The procedure for calculating the volume is:

- 1) Calculate V1 and Y
- 2) Locate Y on Table 1 4.5.3B and read the corresponding value for V'
- 3) Calculate V2

An example of a three (3) pump starting sequence is as follows:

High-level alarm
 Third pump on
 Second pump on
 First pump on
 Third pump off
 Second pump off
 First pump off
 Low Level alarm

TABLE 4.5.3 B:

V values Corresponding to various Y Values					
Y	V'	Y	V'	Y	V'
0.00	0.00	2.10	1.36	3.49	2.63
0.33	0.00	2.13	1.39	3.53	2.67
0.44	0.01	2.17	1.42	3.57	2.70
0.53	0.04	2.20	1.45	3.61	2.74
0.62	0.08	2.23	1.49	3.65	2.77
0.70	0.12	2.27	1.52	3.69	2.81

V values Corresponding to various Y Values					
0.77	0.16	2.30	1.55	3.73	2.85
0.84	0.21	2.34	1.58	3.77	2.88
0.90	0.25	2.37	1.62	3.81	2.92
0.96	0.29	2.41	1.65	3.85	2.96
1.02	0.34	2.45	1.68	3.89	3.00
1.07	0.38	2.48	1.71	3.93	3.03
1.12	0.42	2.52	1.75	3.97	3.07
1.17	0.46	2.55	1.78	4.01	3.11
1.22	0.51	2.59	1.81	4.05	3.15
1.26	0.55	2.62	1.84	4.09	3.18
1.30	0.59	2.66	1.88	4.13	3.22
1.34	0.63	2.70	1.91	4.17	3.26
1.38	0.66	2.73	1.94	4.21	3.30
1.42	0.70	2.77	1.97	4.25	3.34
1.46	0.74	2.81	2.01	4.29	3.38
1.50	0.78	2.84	2.04	4.33	3.42
1.54	0.81	2.88	2.07	4.38	3.45
1.57	0.85	2.92	2.11	4.42	3.49
1.61	0.89	2.95	2.14	4.46	3.53
1.65	0.92	2.99	2.18	4.50	3.57
1.68	0.96	3.03	2.21	4.54	3.61
1.72	0.99	3.07	2.24	4.58	3.65
1.75	1.03	3.10	2.28	4.63	3.69
1.79	1.06	3.14	2.31	4.67	3.73
1.82	1.09	3.18	2.35	4.71	3.77
1.86	1.13	3.22	2.38	4.75	3.81
1.89	1.16	3.26	2.42	4.79	3.85
1.92	1.19	3.29	2.45	4.84	3.89
1.96	1.23	3.33	2.49	4.88	3.93
1.99	1.26	3.37	2.52	4.92	3.97
2.03	1.29	3.41	2.56	4.96	4.01
2.06	1.33	3.45	2.59	5.01	4.05

Y = Pump discharge (Dimensionless)

V' = Volume (Dimensionless)

Source: ALBERT PINCINE

5.3.3.4 Wet Well Detention Time

Calculate the detention time (T_d) in the wet well for the maximum wet weather flow, maximum dry weather flow and average dry weather flow using the following equation:

$$T_d = T_f + T_e$$

Where:

T_f	$= (v) \div (i)$	= time to fill the wet well in minutes
T_e	$= (v) \div (q - i)$	= time to empty the wet well in minutes
v		= volume between "pump on" and "pump off", gals
q		= pump capacity in gpm
i		= corresponding flow into the station, gpm

The maximum detention time shall be calculated with i = minimum dry weather flow.

Odor control shall be provided for the wet well if the total detention time in the wet well and force main system exceeds 180 minutes.

5.3.3.5 Static Head

The static head shall be calculated for "pump on" and "pump off" elevations in the wet well, and shall be considered in determining TDH for pump selection.

5.3.3.6 Net Positive Suction Head

The net positive suction head (NPSH) required by the pump selected shall be compared with the NPSH available in the system at the eye of the impeller. The engineer shall consult the pump manufacturer for the NPSH required values for that pump and compare them with calculated values for the NPSH available. The NPSH available should be greater than the NPSH required for a flooded suction pump. The following equation may be used for calculating the NPSH available:

$$NPSHA = PB + H_s - P_v - H_{fs}$$

Where:

PB	= barometric pressure in feet absolute
H_s	= minimum static suction head in feet
P_v	= vapor pressure of liquid in feet absolute
H_{fs}	= friction loss in suction in feet (where applicable)

For lift stations in the City of Sugar Land's service area, a barometric pressure of 33.4 feet and a vapor pressure of one and four-tenths (1.4) feet may be used. These values are based on the

following assumptions: an altitude of 500 feet above sea level, a water temperature of 85°F and a specific gravity of water of 0.996 at 85°F.

5.3.3.7 Suction Piping Design

All suction piping shall be flanged ductile iron and have a minimum diameter of four (4) inches. Each pump shall have a separate suction pipe.

Suction piping shall have a velocity of three (3) to five (5) fps.

5.3.3.8 Force Main Design

Except for force mains connected to grinder pump lift stations, all force mains shall be PVC or ductile iron with non-corrosive lining and a minimum diameter of four (4) inches. Force main pipe within the station shall be flanged. Flexible fittings shall be provided at the exit wall.

Force mains shall be sized so that the flow velocity is between three (2.0) and six (6.0) feet per second at ultimate development. The maximum time required to flush the force main shall be calculated on the basis of pump capacity.

Odor and corrosion control shall be provided for the force main if the force main detention time exceeds 30 minutes. Alternately, a dual force main approach may be used to reduce the detention time.

Air release valves are only permitted when there are no feasible alternatives. The location and size of all air release valves shall be evaluated for potential to create an odor nuisance to adjacent property by the Design Engineer.

Lift stations including their associated force main systems shall be evaluated for their sulfide generation potential and ability to achieve scouring velocities during average dry weather flow periods. If the evaluation indicates that sulfide concentrations of greater than 2 ppm and solids deposition are likely, the design shall:

1. Define a workable sulfide control technique that will minimize sulfide formation in the force main,
2. Include "pig" launching stations and recovery points to allow cleaning of the force main, and

3. Protect the gravity main and manholes downstream of the force main from corrosion.

The force main shall discharge into its own distinct manhole. Multiple force mains shall not discharge into a single manhole.

5.3.3.9 Head Loss Curves

Data points for the system capacity curve shall be provided in tabular form and graphed with the pump head capacity curve on the same graph. Two system capacity curves shall be plotted using the Hazen Williams coefficient values of $C = 100$ and $C = 140$.

Pump output in gallons per minute (gpm) at the maximum and minimum heads shall be clearly shown on the system curve for each pump and combination of pumps.

For stations with two (2) or more pumps operating in parallel, multiple pump and single pump operation points shall be plotted on the system curve.

Pumps shall be selected so that their efficiency is maximized at all operating points.

If pumps are equipped with smaller impellers during initial development phases to handle flows less than the ultimate design flow, the ultimate impeller size shall also be provided.

5.3.3.10 Buoyancy Calculations

The lift station design shall include a complete analysis of buoyant forces on the entire lift station structure.

5.3.3.11 Water Hammer

Calculation of the maximum pressures resulting from water hammer, expected to occur upon total power failure while pumping, is required for all lift stations.

The following equations are to be used.

$$P = (a)(V) + \text{operating pressure of pipe (psi)} \quad (2.31)(g)$$

$$a = 12 \div \left\{ \frac{w}{g} \left[\frac{1}{k} + \frac{d}{Et} \right] \right\}^{0.5}$$

where:

p	=	water hammer pressure (psi)
a	=	pressure wave velocity (ft/s)
w	=	specific weight of water (62.4 lb/ft ³)
g	=	acceleration of gravity (32.2 ft/s ²)
k	=	bulk modulus of water (300,000 psi)
d	=	inside diameter of pipe (in)
E	=	Young's modulus of pipe (psi)
t	=	pipe wall thickness (in)
v	=	flow velocity in pipe (ft/s)

Surge control measures shall be provided when pressures, including those due to water hammer, exceed the pressure rating of the pipe.

5.3.3.12 Suction Specific Speed (If Applicable)

The suction specific speed of the pumps shall be calculated using the following formula:

$$\text{Suction Specific Speed} = \Omega (Q)^{.5} / (H)^{.75}$$

The suction specific speed should be below 9,000 rpm to prevent cavitation due to internal recirculation.

5.3.3.13 Stiffness Ratio

In order to ensure that the pump shaft does not bend an excessive amount, the Design Engineer shall calculate the stiffness ratio of the shaft using the following equation:

$$\text{Stiffness Ratio} = L^3 / D^4$$

Where:

L	=	distance between centerlines of the impeller and the inboard bearing (inches)
D	=	diameter of shaft (inches)

The stiffness ratio shall not exceed 60.

5.3.3.14 Energy Calculations

Energy costs shall be calculated using the following equations:

- a. Calculate the water horsepower required.

$$P = \frac{(Q)(h)(8.34 \text{ lb/gal})}{33,000 \text{ ft-lb min/hp}}$$

where:

$$\begin{aligned} P &= \text{water horsepower (hp)} \\ Q &= \text{flow, gallons per minute (gpm)} \\ H &= \text{head, feet (ft)} \end{aligned}$$

- b. Calculate the brake horsepower required.

$$\text{Bhp} = P / \text{pump efficiency}^*$$

where:

$$\begin{aligned} \text{Bhp} &= \text{brake horsepower (hp)} \\ P &= \text{water horsepower (hp)} \end{aligned}$$

* Use the most efficient pumps for the application.

- c. Calculate the electrical horsepower required

$$\text{Ehp} = \text{Bhp} / \text{motor efficiency}$$

where:

$$\begin{aligned} \text{Ehp} &= \text{electrical horsepower (hp)} \\ \text{Bhp} &= \text{brake horsepower (hp)} \end{aligned}$$

* Use the most efficient motors for the application

- d. Calculate the power required in kilowatts.

$$\text{EkW} = (\text{Ehp}) (0.746 \text{ Kw/hp})$$

- e. Calculate daily power consumption in kilowatt-hours.

$$E = [(EKW1)(t1) + (EKW2)(t2) + (EKW3)(t3) \dots]$$

where:

$$\begin{aligned} E &= \text{total power consumption, kilowatt hours (kWh) per day} \\ \text{EkWn} &= \text{power required, kilowatts for pumps 1,2,...,n} \end{aligned}$$

t_n = estimated pump run time in hours per day for pumps 1,2,...,n

- f. Calculate the estimated cost for power consumption over the life of the station.

$$C = (E)(\$0.06/\text{kWh})(T)$$

where:

C = cost of power over the life of the station (dollars)

E = power consumption (kilowatt-hour per day - kWh/day)

T = time the station is expected to be in service (days)

5.3.3.15 Stress and Thrust Calculations

Stress and thrust calculations for internal station piping and bends shall be provided for stations with flows over 1000 gpm.

5.3.3.16 Specific Station Requirements

All stations will be required to have an equipment-lifting device. For submersible pumps, a lifting chain with slide rails are adequate.

Stations with motors 75 hp and larger shall have reduced voltage starters of the auto transformer or solid-state soft start type. Part winding starters and motors are not acceptable. Motors larger than 75 hp shall be designed with a maximum temperature rise not to exceed 80°C over a 40°C ambient temperature. Motors larger than 300 hp may require a higher temperature rise and a Specific Approval.

Entrance hatches larger than 40 inches in diameter or heavier than 25 pounds shall be spring loaded.

Valves higher than six (6) feet above the floor shall have chain operators.

Any potable water supply below the overflow elevation of the wet well shall be protected by an air gap.

All lift stations shall have an emergency by-pass connection.

All access hatches must be traffic grade, non-skid aluminum.

The minimum site size is 50-feet by 50-feet . A larger site may be required for stations with three or more pumps.

Where fencing of the station is specified, stations shall have an enclosure that is a minimum of eight feet (8') tall, the material of which must comply with the Development Code. A minimum 12-foot wide gate opening shall be provided at the access drive.

All stations require an access drive that terminates at the center of the wet well.

Submersible dry-pits shall be no deeper than five feet unless removable grating is used over the dry pit to provide access.

5.4 Service Connections

Sewer service leads shall not exceed one hundred and fifty feet (150') in length. Near side double sewer service leads shall not exceed fifteen feet (15') in length and shall be located within a public right-of-way or easement.

5.4.1 Single-Family Residential Lots

Both far side service connections and near side connections shall be installed at the time of construction of the sewer. Double sewer service leads shall be located within a public right-of-way or easement.

Service connections shall be constructed of materials as described in Section 5.2.2.

Service connections should be installed at a manhole, when possible.

5.4.2 Multi-Family Residential, Commercial, and Office Developments

Service connections shall be made at a manhole. Far side and near side service connections should be installed at the time of construction of the sewer.

Service connections shall be constructed of materials as described in Section 5.2.2.

If a manhole is not accessible, the developer must install a manhole in accordance with these Standards.

Service Connections in industrial zoning districts shall include a sample well prior to connecting at the city service main or manhole and be accessible to City personnel at all times.

5.4.3 Service Connections at Manholes

Service connections should be made at a manhole when possible. When a service connection stub-out is not provided, an opening shall be neatly cored out of the manhole at the required elevation. The service connection shall be extended into the manhole.

Service connections at a concrete manhole shall be grouted in place using non-shrink grout. When a hole for a service connection in a brick manhole exceeds eighteen inches (18"), the manhole shall be rebuilt above the disturbed area.

Service connections at fiberglass manholes shall be drilled, uniformly, through the manhole wall. A neoprene gasket shall be installed around the pipe to provide a water-tight seal through the wall. Where required, fiberglass mat and resin shall be used, in accordance with the manufacturer's recommendations, to repair wall openings.

Service connections entering a manhole three feet (3') or more above the flow line of the manhole shall include a drop pipe with fittings outside the manhole. The drop shall be installed adjoining and anchored to the wall of the manhole.

Adequate markings shall be provided on site, and on record drawings, to facilitate recovery of the service connection stub-out at the time the connection to the service is made.

Connections to the public sewer system shall be inspected by a representative of the City within the City's limits or approved by the District Operator in the extraterritorial jurisdiction.

Service connections that are installed after initial construction of a sewer shall be constructed using a PVC saddle with gasket and stainless steel straps.

5.5 Building Sites without Sanitary Sewer Service

Building sites without sanitary sewer service are not permitted within the City's limits or ETJ. Sanitary sewer shall be extended to all building sites prior to development. On-site sewage facilities that comply with all TCEQ requirements require Specific Approval.

6.0 DRAINAGE DESIGN REQUIREMENTS

6.1 General

All drainage plans and construction shall meet or exceed the requirements of the City of Sugar Land, Fort Bend County Drainage District, and all other entities having jurisdiction. All storm sewers shall meet or exceed the requirements of the "Drainage Criteria Manual for Fort Bend County, Texas" and the requirements of the City of Sugar Land.

Public storm sewers are defined as sewers and appurtenances that provide drainage for a public right-of-way or more than one private tract and are located in a public right-of-way or easement. Private storm sewers provide internal drainage for a single reserve or other tract. Private storm sewer connections to public storm sewers shall occur at a manhole or at the back of an inlet. All private storm sewers within a public right-of-way shall be constructed in conformance with these Standards. All construction shall conform to the City of Sugar Land Standard Details.

6.1.1 Definitions

Within this Division, the listed terms shall be construed to mean the following:

Conduit – Any open or closed device for conveying flowing water.

Drainage Area Map – Area map of a watershed which is subdivided to show each area served by each subsystem.

Hydraulic Grade Line (HGL) – A line representing the pressure head available at any given point within the drainage system.

Redevelopment – A change in land use that alters the impervious cover of a tract.

In-fill Development – Development of open tracts of land in areas where the storm drainage infrastructure is already in place.

Rational Formula – A method for calculating the peak run-off for a storm drain system. The method uses the following equation:

$$Q = C \times A \times I$$

Where:

C	=	watershed runoff coefficient
A	=	area (acres)
I	=	rainfall intensity (inches per hour)

Design Storm Event – Rainfall intensity upon which the drainage facility will be sized.

Rainfall Frequency – Probability of a rainfall event of defined characteristics occurring in any given year. Information on rainfall frequency is published by the National Weather Service. For the purpose of storm drainage design, the following frequencies are applicable:

- 2-year frequency – a rainfall intensity having a 50 percent probability of occurrence in any given year; nominally likely to occur once every 2 years.
- 3-year frequency – a rainfall intensity having a 33 percent probability of occurrence in any given year; nominally likely to occur once every 3 years.
- 5-year frequency – a rainfall intensity having a 20 percent probability of occurrence in any given year; nominally likely to occur once every 5 years.
- 10-year frequency – a rainfall intensity having a 10 percent probability of occurrence in any given year; nominally likely to occur once every 10 years.
- 25-year frequency – a rainfall intensity having a 4 percent probability of occurrence in any given year; nominally likely to occur once every 25 years.
- 100-year frequency – a rainfall intensity having a 1 percent probability of occurrence in any given year; nominally likely to occur once every 100 years.

Sheet Flow – Overland storm run-off that is not conveyed in a defined conduit; it may be in excess of the capacity of a conduit where the hydraulic grade line extends above the gutterline.

Manning's Equation:

$$V = (K/n)R^{2/3} S_f^{1/2}$$

Where:

K	=	1.49 for English units
	=	1.00 for metric units
V	=	velocity (ft./sec or m/sec)
R	=	hydraulic radius (ft. or M) (area/wetted perimeter)

Sf	=	friction slope (headloss/length)
n	=	0.013 for concrete pipes
	=	0.024 for CMP pipes

Continuity Equation:

	Q	=	VA
Where:	Q	=	discharge (cfs or cms)
	V	=	velocity (ft/sec or m/sec)
	A	=	cross sectional area of conduit (square feet or square meters)

FEMA – Federal Emergency Management Agency.

FBCDD – Fort Bend County Drainage District

6.2 Storm Sewer Materials

Storm sewer and culvert pipe shall be pre-cast reinforced concrete pipe. Concrete pipe and box culverts shall be on the City's Approved Products List and appropriate for the application. The Design Engineer shall provide for increased pipe strength when conditions of the proposed installation exceed the allowable load for Class III pipe. All concrete pipes shall have O-ring rubber gasketed joints. Pipe joints for box culverts shall be sealed with Ram Neck or equivalent.

Storm sewer outfalls into open channels shall be constructed using corrugated steel pipe or Reinforced Concrete Pipe. Corrugated steel pipe shall be on the City's Approved Products List and appropriate for the application.

Storm sewer outfalls shall have slope protection to prevent erosion. Slope protection shall be constructed of reinforced concrete pavement. Slope paving shall be four-inch (4") thick five (5) sack concrete with three-eighths-inch (3/8") steel rebar on twenty-four-inch (24") centers, each way. Slope protection texturing shall be required where public access likely. Refer to the City of Sugar Land Standard Details for minimum dimensions.

6.3 Location of Storm Sewer

Public storm sewers shall be located within a public street right-of-way or a storm sewer easement, dedicated to the public and adjoining a public street right-of-way.

All residential lots shall drain to a public right-of-way directly adjoining the lot. Drainage from a residential lot to a public right-of-way at the rear or side of a lot may be permitted, provided the drainage system has been properly designed to accept the flow. Drainage from a residential lot to an adjoining greenbelt or golf course shall require a public drainage easement to be maintained by the homeowner's association or appropriate private entity. Drainage to a private easement shall require a Specific Approval and must be noted on the recorded subdivision plat. Drainage to a Fort Bend County drainage easement shall be approved by the Fort Bend County Drainage District.

6.3.1 Public Street Right-of-Way

For all storm sewers located in a public street right-of-way, a minimum distance of five feet (5') shall be maintained inside the right-of-way line to the outside edge of the storm sewer unless accompanied by an adjacent easement.

Storm sewers shall be located to provide a minimum 5' from the back of curb to the wall of the pipe, and are permitted in the esplanade.

6.3.2 Storm Sewer Easement

Storm sewers placed in easements shall conform to the requirements of Section 1.6.3. Storm sewers within easements shall be placed no closer than five feet (5') measured from the outside edge of the pipe to the edge of an easement, except when adjoining another easement or public right-of-way where the distance may be reduced to two feet (2'). The storm sewer shall be placed in the center of an exclusive easement or centered between the curb and the edge of the storm sewer easement.

6.3.3 Utility Conflicts

The Design Engineer shall account for all utility conflicts with a storm sewer including water lines, sanitary sewers, street lighting, and all other utilities.

6.4 Construction Plan Requirements

6.4.1 Drainage Area Map Required

A drainage area map shall be included in the construction plans. The drainage area map shall include:

- A. Drainage areas, including areas draining from off-site onto or adjoining the project.
- B. Design storm runoff.
- C. 100-year storm runoff.
- D. Route of overland flow including the overflow to a drainage way sized to accommodate the 100-year flow (Sheet Flow analysis).
- E. Elevations for the 25-year and 100-year storms in the outfall channel.
- F. Flow per inlet.
- G. Maximum 100-year ponding elevation.

6.4.2 Other Requirements

Detailed drainage calculations shall be submitted with the construction plans.

The Hydraulic Grade Line (HGL) for the design storm shall be shown on the construction drawings. Calculations for the elevation of the HGL shall be provided with the design storm drainage calculations.

6.5 Design Requirements

The minimum depth of a storm sewer (measured to the top of pipe) shall be twenty-four inches (24") below top of curb or finished grade, whichever is lower. The minimum size storm sewer for mains and inlet leads shall be twenty-four inch (24").

Storm sewers shall be constructed on a straight horizontal and vertical alignment between manholes. Storm sewers greater than or equal to forty-two inches (42") in diameter may be laid along a curve using manufactured bends of less than or equal to 11-1/4°. Camera inspection may be required on storm sewers constructed along a curve.

Storm sewers shall be bedded using cement stabilized sand that complies with these Standards.

6.5.1 *Pipe Requirements*

6.5.1.1 Reinforced Concrete Pipe

Reinforced concrete pipe shall be installed in compliance with the following cover restrictions:

Pipe Class	Maximum Cover (Ft.)
III	15'
IV	30'

Reinforced concrete pipe installed at a depth greater than thirty feet (30') shall be designed by the Design Engineer for the specific installation. Reinforced concrete pipe shall be designed in accordance with the American Concrete Pipe Association, "Concrete Pipe Design Manual". Maximum cover on the pipe shall be measured from the top of pipe to the ultimate finished grade or natural ground, whichever is greater.

6.5.1.2 Corrugated Steel Pipe

Corrugated steel pipe shall conform to the City's Approved Products List. Bedding for corrugated steel pipe shall be cement stabilized sand that complies with these Standards and shall have a minimum density of ninety-five percent (95%) Standard Proctor.

Corrugated steel pipe larger than eighty-four inches (84") in diameter or to be greater than thirty feet (30') deep shall be designed by the Design Engineer for the specific installation. Corrugated steel pipe shall be designed in accordance with the American Iron and Steel Institute, "Handbook of Steel Drainage and Highway Construction Products".

6.5.2 *Utility Clearance*

Storm sewers shall have a minimum clearance of six inches (6") from all other utilities. The clearance shall be measured from the outside wall of the pipe.

6.5.3 *Runoff Calculations*

Design storm runoff shall be calculated in accordance with the "Drainage Criteria Manual for Fort Bend County, Texas.

6.5.4 *Hydraulic Requirements*

Storm sewers shall be designed to have a minimum velocity of three (3) feet per second when flowing full. Manning's Equation should be used to compute the size of the storm sewer. The following Manning's coefficient, n , is to be used for design, 0.013 for concrete pipe, 0.024 for corrugated metal pipe and 0.013 for HDPE pipe.

The minimum acceptable slopes in reinforced concrete pipe storm sewers shall be:

Size of Pipe (inches)	Fall per 100 ft of Sewer (feet)
24	0.17
30	0.13
36	0.10
42	0.08
48	0.07
54	0.06
60	0.05
66	0.045
72	0.040
78	0.036
84	0.033
90	0.030
96	0.028

For any public street, the 2-year design storm flow shall not result in a water surface elevation above the gutter line level and shall not exceed the inlet capacity.

For any public street, the top of curb elevation shall be at or above the 100-year flood plain elevation based on the most current published FIRM panel maps or the best available data. For all public streets, the maximum ponding elevation calculated for the 100-year design storm, is to be the lowest of the following:

- One foot above the natural ground or abutting lots,
- One foot above top of the street curb, or
- One foot below the lowest slab elevation of buildings on abutting lots.

By Specific Approval, if the City has approved a development with reduced building setbacks and the imposition of these drainage standards would result in the streets, sidewalks, or public parking violating federal or state disabled accessibility requirements, the Design Engineer shall increase the size of the storm sewer to provide for street ponding and flow levels that are no less than five inches below the lowest building slab elevation on abutting lots. Without regard to any other provision of these Standards, building slab elevations on the abutting lots must be at least one foot above the adjacent gutter. (Ordinance No. 1324, Section 1, 2001)

6.5.5 Bridges

All bridges shall have a low chord elevation at least eighteen inches (18") above the 100-year water surface elevation or in accordance with the Federal Emergency Management Agency (F.E.M.A.) regulations, latest revisions, whichever is greater.

6.5.6 Regional Mall Retail Development

The internal storm drainage system for a regional mall retail development shall be sized for a conduit capacity capable of maintaining hydraulic design conditions below parking lot elevations during a twenty-five (25) year storm with a thirty (30) minute time of concentration utilizing a 25-year water surface elevation on the receiving stream.

6.6 Appurtenances

6.6.1 *Manholes*

Manholes shall be placed at all changes in alignment, grade and size of storm sewers (except bends as provided in Section 6.5); at the intersection of two or more storm sewers; at all inlet leads; and at the end of all storm sewers. The maximum spacing between manholes shall be six hundred feet (600').

Manhole covers shall be cast iron, traffic bearing type, ring and cover with the words "City of Sugar Land Storm Sewer" cast into the cover, see the City's Standard Detail.

6.6.2 *Inlets*

Inlet capacity for the design storm shall be computed using a maximum water surface elevation equal to the top of curb at the inlet. Design capacity for a Type B-B or H-2 inlet with a six-inch (6") standard curb shall be five (5) cubic feet per second. Design capacity for a Type B inlet shall not exceed two and one-half (2.5) cubic feet per second.

The maximum travel distance of water in the street to a curb inlet shall be three hundred feet (300') on a major collector or arterial and in commercial areas. The maximum travel distance of water in the street permitted in a single-family residential area shall be four hundred feet (400').

Curb inlets shall be located on the intersecting side street at an intersection with a major collector or arterial.

Grated inlets may be permitted in an open ditch by Specific Approval.

Back slope swale interceptors shall be placed in accordance with the requirements of Fort Bend County.

Inlets must be backfilled with 1.5 sacks per cubic yard of cement stabilized sand placed to the bottom of pavement sub grade elevation. (Ordinance No. 1148, Section 2, 1998)

6.6.3 *Safety End Treatments (SET)*

Safety End Treatments (SET) must be placed on drainage culverts for commercial driveways, public streets, and residential driveways that cross open ditches located in the public right-of-way that are adjacent to and parallel to the public street. Safety End Treatments (SET) shall meet Texas Department of Transportation requirements. (Ordinance No. 1382, Section 2, 2003)

6.7 Storm Water Detention Requirements

6.7.1 Design Requirements

A licensed engineer shall provide calculations for the peak runoff rate and required storage volume in accordance with the Fort Bend County Drainage District criteria manual. The intent of storm water detention is to mitigate the effect of the new development on an existing drainage system.

The use of on-site detention is required for all new developments unless regional detention facilities are built to accommodate the subject development.

Private parking areas, private streets, and private storm sewers may be used for detention provided the maximum depth of flooding does not exceed six inches (6") directly over the inlet and is in compliance with the ponding levels established in Section 6.5.4. Underground detention facilities may be used.

In addition to a pipe outlet, the detention basin shall be provided with a gravity spillway that will protect structures from flooding should the detention basin be overtopped.

Detention ponds shall maintain a minimum of one foot (1-foot) of freeboard between the top of bank and the 100-year water surface elevation.

Detention Basins shall be designed in general conformance with the following parameters:

Dry Detention Basin:

The basin shall be designed to minimize standing water on the bottom of the basin. The side slopes of the basin shall be a minimum 3H:1V. The basin shall be designed with a minimum cross-slope across the bottom of 0.50%. A concrete pilot channel with a minimum width of 6 feet shall be constructed within the basin. The minimum slope of the pilot channel shall be 0.10%.

A maintenance easement shall be dedicated around the detention facility in accordance with the Development Code. The width of the detention basin will vary based on the depth of the facility.

Depth of Basin (ft.)	Maintenance Berm Width (ft.)
≤ 6 ft.	15 feet
$6 \text{ ft.} < D \leq 9 \text{ ft}$	20 feet

> 9 ft.

25 feet

Where overland flow is directed to the detention basin, the basin shall be designed to include a backslope interceptor and swale system to intercept offsite flows. When overland flow is not directed to the detention basin, the design of the basin is not required to include a backslope interceptor and swale system. In all cases, where the detention basins has side slopes of 5H:1V or greater, a backslope interceptor system is not required.

Wet Pond/Amenity Lake:

The facility shall be designed to provide detention storage necessary to serve the development above the normal pool elevation of the facility.

A maintenance berm around the wet pond/amenity lake shall be provided within the dedicated drainage easement. The width of the maintenance berm will vary based on the depth of the facility. The maintenance berm shall be located so that one foot of freeboard is provided above the 100-year water surface elevation within the wet pond/amenity lake.

Depth of Basin (ft.)

Maintenance Berm Width (ft.)

 ≤ 10 ft.

15 feet

>10 ft.

20 feet

6.7.2 Calculation of Outlet Size

When detention ponds discharge into an existing storm sewer line or existing City of Sugar Land ditch then:

- If the maximum pool elevation is at or below the design HGL of the storm sewer or ditch at the outfall, the discharge pipe shall be sized for the design storm with the outfall pipe flowing full
- If the maximum pool elevation is above the design HGL of the sewer or ditch at the outfall, the plans must include a reducer or restrictor pipe to be constructed inside the discharge line. The discharge line shall be sized for the design storm with the outfall pipe flowing full. The reducer or restrictor pipe shall be sized as follows:

The reducer or restrictor will be sized for the undeveloped rate of discharge, to be no greater than 0.5 cubic feet per second per acre, unless capacity for a greater flow rate is verified in the receiving system.

Use the following equations to calculate the required outflow orifice:

$$Q = CA$$
$$D = Q^{1/2} / (2.25 h^{1/4})$$

Where:

Q = outflow discharge (cfs)

C = 0.8

A = orifice area (square feet)

G = gravitational factor (32.2)

H = head, water surface differential (feet)

D = orifice diameter (feet)

The restrictor shall be either of the required diameter or of the equivalent cross-sectional area. The orifice diameter D shall be a minimum of 0.5 feet.

6.7.3 *Pumped Detention*

Pumped detention systems will not be maintained by the City under any circumstances and will be approved for use only under the following conditions:

- The site topography or other physical constraint does not allow the construction of a gravity system.
- The system is designed to pump the design flow rate with at least one pump out of service. No single pump installations will be permitted. .
- The selected design outflow rate must not aggravate downstream flooding. For example, a pump system designed to discharge at the existing 100-year flow rate each time the system comes on-line would aggravate flooding for more frequent storm events and would therefore not be allowed.
- Fencing of the control panel is provided to prevent unauthorized operation and vandalism.
- Adequate assurance is provided that the system will be operated and maintained on a continuous basis.

- An emergency source of power is provided.

7.0 ROADWAY DESIGN REQUIREMENTS

7.1 General

All paving plans and construction shall be approved by the City of Sugar Land for all streets within the City of Sugar Land and its extraterritorial jurisdiction.

All paving plans and construction within the ETJ shall also be approved by the Fort Bend County Engineer.

All public streets shall be concrete with curb and gutter.

All street designs shall conform to all applicable planning tools, such as the City of Sugar Land Subdivision Ordinance, the Texas Manual on Uniform Traffic Control Devices (TMUTCD), major thoroughfare plans, master plans, etc. Other considerations for design shall include street function, street capacity, service levels, traffic safety, pedestrian safety, and utility locations.

All street designs shall conform to the City of Sugar Land Standard Details. Aspects of design not specifically addressed in these Standards and the Standard Details are to be constructed consistent with national standards as identified in manuals such as AASHTO, TMUTCD, etc. The Design Engineer shall cite the standards used as the basis of his design.

7.2 Roadway Types

For purposes of determining the City's street requirements, streets are classified as follows: (Ordinance. No. 1423, 3/2/04)

P8D	–	Principal Arterial, Eight Lanes, Divided.
P6D	–	Principal Arterial, Six Lanes, Divided.
P4D	–	Principal Arterial, Four Lanes, Divided.
C4D	–	Major Collector, Four Lanes, Divided.
C4U	–	Industrial Collector, Four Lanes, Undivided.
C2U	–	Minor Collector, Two Lanes, Undivided.
L2U	–	Local, Two Lanes, Undivided

7.3 Geometric Street Design Standards

Minimum geometric street design standards for the number of lanes, lane widths, right-of-way widths, median widths, and parkway widths shall conform to Appendix F.

The design speeds for all roadways shall conform to Appendix F. The design speed does not necessarily indicate the posted speed.

The maximum grade refers to the vertical slope of the street and shall conform to Appendix F.

7.3.1 Vertical Curves

Vertical curves shall be designed when an algebraic difference in grades exceeds one percent (1%). Elevations shall be shown on the construction plans at ten-foot (10') intervals through vertical curves. The gradient for tangents to vertical curves at railroad crossings shall be a maximum of three and one-half percent (3.5%). The length of all crest vertical curves shall be determined by sight distance requirements for the design speed. The minimum design speed on any vertical curve shall be based on the street classification.

7.3.2 Sight Distances

Intersections and curves shall be evaluated for adequate sight distances. Minimum sight distances shall conform to Appendix F

7.3.3 Right-of-Way Clips

Right-of-way clips shall be established at all intersections. Unless larger clips are indicated at a particular intersection, a twenty-foot by twenty-foot (20' X 20') triangular public open space corner clip, measured at the property line, is required on each corner of the intersection of two local streets. A twenty-five foot by twenty-five foot (25' x 25') triangular public open space corner clip, measured at the property line, is required at any intersections with collector streets or greater.

7.3.4 Horizontal Curvature

Horizontal curvature is defined as the centerline radius of the street right-of-way. Horizontal curvature shall conform to Appendix F

7.3.4.1 Arterials

Arterials with a centerline radius, of the right-of-way, less than two thousand feet (2,000') shall be designed considering recommendations for super-elevation in accordance with the American Association of State Highway and Transportation Officials, "A Policy on Geometric Design of Highways and Streets", 2004.

Signage and design speed shall be considered for all curved arterials. The maximum rate of super-elevation shall be 0.04 for urban conditions.

7.3.4.2 Collector and Local Streets

Collector and local street horizontal curves shall be designed without super-elevation.

The minimum curvature for a local street shall be in accordance with Appendix F.

Right angle intersections may be used on local streets when an knuckle is included. The minimum centerline radius shall be fifty feet (50') and the angle of intersection shall be ninety degrees (90°) plus or minus ten degrees (10°).

7.3.5 *Obstruction Clearances*

Each street shall be evaluated for adequate clearances from obstructions. Such obstructions could include retaining walls, abutments or bridge columns, sign posts, large trees, or head walls. Refer to Appendix F for minimum vertical and lateral clearance requirements. Vertical clearances down to two feet (2') from the face of curb or two feet (2') beyond the edge of the paved shoulder may be considered for landscaping with a Specific Approval.

7.3.6 *Tangent Length*

Tangent length is defined as the distance between the point of tangency and the point of curvature of two adjacent curves along the centerline of the street right-of-way. The minimum tangent length between reverse curves shall be one hundred feet (100').

7.3.7 *Intersections*

Curb radii, measured from the face of curb, shall be twenty-five feet (25') minimum on local streets and thirty feet (30') minimum on residential major collectors, arterials or larger roadways, except as provided in Section 7.3.8. An evaluation of vehicular types and volumes in commercial or industrial areas may require increased radii. Radii should be increased at skewed intersections.

Streets and traffic lanes shall be properly aligned across an intersection. Proposed streets shall be aligned with existing streets.

When turnouts are provided at an existing street, the ultimate cross section is required to the end of curb return. Pavement transition is required to reduce the pavement width to the existing cross section.

Intersections shall be designed as a high point in the drainage system, when possible.

Streets intersecting major arterials or larger roadways shall maintain a minimum of three hundred feet (300') of separation. Separation is defined as the distance from pavement face of curb to face of curb. Streets intersecting collector streets shall maintain a minimum of two hundred and fifty feet (250') of clearance. Local streets shall maintain a minimum separation of two hundred and forty feet (240').

Offset intersections are not permitted on any arterial if the offset distance (or clearance between streets) is less than three hundred feet (300'). The minimum allowable offset shall be two hundred and fifty feet (250') on collector streets and eighty feet (80') on local streets.

Lane drop tapers shall conform to Appendix F.

Except where existing conditions will not permit, all streets, major and minor, shall intersect at a ninety-degree (90°) angle. Variations of more than ten degrees (10°) on secondary and local streets and more than five degrees (5°) on arterials may be allowed by Specific Approval.

Right turn lanes at arterial and collector intersections shall be designed and built in accordance with Appendix F.

Where local streets intersect arterial streets, the local street must have a minimum radius of 35 feet and a minimum width of 28 feet, measured from the back of each curb.

Pavement width transitions shall conform to Appendix F. Transition lengths shall meet or exceed requirements of the Texas Manual of Uniform Traffic Control Devices.

Left turn lanes must conform to Appendix F. The City may require that the specified minimum bay storage lengths be increased based on a traffic analysis. New middle block median openings

to serve private driveways shall include left turn lanes in accordance with Appendix F. (Ordinance No. 1278, Section 5, 2001)

Median openings shall conform to Appendix F. On major arterials and larger roadways, when areas adjoining the right-of-way are not planned for immediate development, esplanade openings may be spaced one thousand feet (1,000') apart with a Specific Approval.

7.3.8 *Cul-de-sacs*

For Cul-de-sacs and their variants located in single family residential areas the pavement radius measured to the face of curb shall be at least forty feet (40') and all turns including the cul-de-sac itself must accommodate a SU-30 turning path.

For multi-family residential, commercial, and industrial areas, the pavement radius of cul-de-sacs measured to the face of curb shall be fifty feet (50').

The right-of-way radius shall be clear of permanent obstructions. Unpaved medians on modified cul-de-sacs may be allowed by Specific Approval when the request is accompanied by verification that the modification can accommodate a SU-30 turning path.

The distance from the face of curb of a cul-de-sac to the right-of-way line shall be a minimum of ten feet (10').

Curb radii at the transition to the cul-de-sac shall have a minimum radius of twenty-five feet (25') in single family residential areas and thirty-five feet (35') in other areas, measured at the face of curb.

The length of a cul-de-sac street is defined as the distance from the centerline of the intersecting pavement to the center of the cul-de-sac bulb measured along the centerline of the street right-of-way. (Ordinance No. 1161, Section 6, 1999). The maximum length of cul-de-sac streets for residential subdivisions shall be one thousand two hundred feet (1,200') or the cul-de-sac may serve a maximum of twenty-five (25) residential lots, whichever is less.

The maximum length of cul-de-sac streets for commercial or industrial developments shall be five hundred feet (500'). A traffic analysis may be required in commercial or industrial areas, high traffic volumes may result in a reduced maximum cul-de-sac length.

7.3.9 *On Street Parking*

Guidelines for permitting on-street parking are given in Appendix F.

7.4 Pavement Structure Requirements

The pavement structure for each roadway shall be designed based on soil data from the site and based on the anticipated traffic volume, loading and service life of the proposed pavement structure as identified in the geotech report

Local residential streets (L2U) shall have a minimum thickness of six inches (6") with number four (#4) rebar spaced at twenty-four inches (24") measured center to center of the rebar.

Residential, collector streets (C2U and C4D) and all streets in multi-family residential, or commercial, or industrial areas shall have a minimum thickness of seven inches (7") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar.

Industrial areas and arterials (C4U, P4D, P6D, and P8D) and larger roadways shall have a minimum thickness of eight inches (8") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar.

. The Design Engineer is responsible for designing the pavement structure to withstand the anticipated loads on the roadway. Soil borings shall not be spaced at a distance greater than five hundred feet (500') and shall extend a minimum of five feet (5') below the proposed top of curb.

Hot-mix asphaltic concrete pavement shall be designed for each individual project based on a geotechnical analysis prepared by a registered engineer. Minimum requirements shall include three inches (3") of surface course and, six inches (6") of stabilized base, and eight inches (8") of lime stabilized sub grade.

Sub grade beneath concrete and hot-mix asphaltic concrete pavements shall be stabilized with a minimum six percent (6%) lime by weight, or a blend of fly-ash and lime to achieve a soil P.I. between 10 and 20 . If a P.I. of less than 20 cannot be obtained, then the lime treated soils must obtain a pH of 12.4, eight inches (8") thick and compacted to ninety-five percent (95%) standard proctor density. Alternate sub grade stabilization may be substituted when specific recommendations are made by the geotechnical engineer for the project. The sub-grade stabilization shall extend a minimum of two feet (2') behind the back of curb.

Concrete pavement thickness design is required for all industrial areas and on major collectors and arterials. Concrete pavement thickness design shall be based on American Association of State Highway and Transportation Officials design procedures for rigid pavements.

Any tie-in connection to an existing concrete roadway other than an existing doweled expansion joint or existing pavement header shall be made by making a full depth saw-cut along the face of the curb.

Dowels shall be number four (#4) bars, twenty-four inches (24") long, embedded twelve inches (12"), secured by epoxy and spaced in accordance with this section.

Dead-end streets or ends of concrete slabs designed to be extended in the future shall have paving headers and fifteen inches (15") of reinforcing steel exposed beyond the pavement, coated with asphalt and wrapped with burlap or paving headers and a dowel type expansion joint for future pavement tie.

Pavement extensions shall connect to the existing pavement with a pavement undercut and a minimum steel overlap of ten inches (10"). Refer to the City of Sugar Land Standard Details.

All concrete to be removed shall be removed either to an existing joint or a sawed joint.

7.5 Pavement Materials

The following materials are to be used for pavement construction:

- A. Concrete: five and a half (5½) sacks cement per cubic yard concrete; 3,500 psi unconfined compressive strength at twenty-eight (28) days.
- B. Reinforcing steel Grade 60, ASTM A615, current.

All materials and workmanship shall conform to the Texas Department of Transportation Standard Specifications and the Texas Manual on Uniform Traffic Control Devices, latest revisions.

All special, non-standard materials, such as concrete pavers, and special signage require a Specific Approval. The City will not accept any non-standard materials for maintenance and any incidental maintenance of non-standard items by the City of Sugar Land will be done using standard materials and methods.

7.6 Grading and Layout Requirements

The minimum gradient on a gutter shall be 0.30 percent. All streets shall be cleaned, flooded and inspected for surface cracks and birdbaths prior to initial and final acceptance.

Inlet spacing shall be as defined in Section 6.6.2.

The maximum earth cut measured from finished grade at the right-of-way line to top of curb shall be 1.75 feet. The maximum slope for driveways shall be ten (10) to one (1) (10%).

The minimum grade shall be one percent (1%) fall around all intersection turnouts. ..

All streets must have at least a four-inch (4") high concrete curb or a roll over curb. (Ordinance No. 1148, Section 4, 1998)

The minimum slope for the gutter of a cul-de-sac or of the long radius of an elbow shall be 0.60 percent.

The amount of cross slope over the pavement section is provided on the City of Sugar Land Construction Details.

When connecting to an existing curbed street, the gutter lines for the proposed and existing streets shall be matched.

The proposed top of curb elevations shall be designed to match the top of the curb at an existing inlet.

The top of curb elevations shall be shown on the construction plans.

Gutter elevations are required for vertical curves where a railroad track is being crossed.

Where railroad crossings are not at right angles to the pavement slab, vertical curves shall be calculated for each curb line and shall be provided at ten-foot (10') intervals in the profile.

7.7 Traffic Control Devices

Traffic control devices shall be installed as warranted by a traffic study.

Type III barricades must be permanently installed at the end of all dead-end streets not terminating in a cul-de-sac and at all turnouts. Barricades must meet the requirements of the Texas Manual of Uniform Traffic Control Devices (TMUCTD) for Type III barricades.

Traffic and street signage locations shall be shown on the paving site plan in the construction plans. Traffic signs shall conform to the requirements of the Texas Manual of Uniform Traffic

Control Devices. All signage shall be installed in accordance with the approved construction plans.

7.7.1 Traffic Signs (Ordinance No. 1148, Section 5, 1998)

Standard sign blanks must be aluminum conforming to ASTM B209; alloy 5052-H38. Preparation of aluminum sign blanks must conform to specification MIL-C-5541C. The coating material must be included on the OPL-81706-10 list or subsequent additions thereto. Sheeting for signs must be Scotchlite (or approved equal). Visual Impact Performance (VIP) Diamond Grade Sheeting must be used on all signs on all roadways classified as Arterial or greater. Scotchlite brand (or approved equal) High Intensity Sheeting is required on all other road signs. Signs must be mounted on 2-3/8 inch diameter by twelve-foot (12') long galvanized tubular posts with vandal-proof mounting brackets. (For equals, refer to the City of Sugar Land Approved Products List).

Street name signs must be at least nine-inches (9") in length. The sign sheeting color type must be blue, electrocut film #1175. The sign sheeting must be Scotchlite brand sheeting (or approved equal). Visual Impact Performance (VIP) Diamond Grade must be used on all street names for arterial streets. High Intensity sheeting is required on all other roads. All signs must include three-inch (3") size hundred blocks and abbreviated roadway classifications. All three-inch numbers and letters must be 7/16" stroke width. "No Outlets" signs, where required or used, must be incorporated into street name signs and the yellow background with black three-inch (3") size lettering must be at the end of the sign pointing towards the "No Outlet".

The nine-inch (9") street name sign blanks must be aluminum conforming to ASTM B209; alloy 5052-H38 or 5154-H38. Preparation of aluminum sign blanks must conform to specification MIL-C-5541C. The coating material must be included on the QPL-81706-10 list or subsequent additions thereto. The sign blanks must be extruded aluminum and must be installed on tubular sign supports with a minimum sign length of thirty inches (30") and a maximum length of forty-eight inches (48"). When a "No Outlet" is included, the maximum length sign is fifty-four (54"). Letters must be white six inch (6") upper and four inch (4") lower case with Helvetica medium, font #H0907 letter style. The six inch (6") upper case letters must have a stroke width of 1-1/4 inch and the lower case four inch (4") letters must have a stroke width of 1-1/16 inch. To accommodate longer street names, alternative stroke widths may be approved.

Overhead street name signs are required on all traffic signals. Overhead street name signs must be fourteen inch (14") with blue electrocut film #1175. Signs must be Scotchlite brand (or approved equal) VIP sheeting and the aluminum must be 0.125 gauge with radius corners. Preparation of aluminum sign blanks must conform to specification MIL-C-5541C. The coating material must be included on the QPL-81706-10 list or subsequent additions thereto. All signs

must include four inch (4") size hundred blocks and abbreviated roadway classifications. All four inch numbers and letters must be 13/16 inch stroke width. The 14" signs must include a 3/4 inch white border on the outside edge of sign. Letter sizes must be eight inch (8") upper case with a 1-11/16 inch stroke width and six inch (6") lower case with a 1-1/2 inch stroke width.

All permanent and temporary (construction zone) traffic control devices must conform to the TMUTCD and TxDOT standards (where applicable), latest revision.

All posts must be mounted in concrete eighteen inches (18") deep with a minimum of three inches (3") in diameter of concrete surrounding the post. All sign poles and signs must remain in their natural condition with no painting or coating allowed.

7.7.2 Pavement Markings

Pavement markings must be shown on the approved construction plans. All pavement markings must be retro-reflective material applied to the road surface in a molten state by screed/extrusion, suspended extrusion or spray means, with a surface application of glass beads. For lane delineation, reflectors must be used on all roadways classified as a collector street or greater. The City Engineer may approve variations of types of materials due to phasing, temporary construction, etc. All pavement markings must comply with the TMUTCD, latest revision. (Ordinance No. 1382, Section 4, 2003)

7.7.3 Multi-Way Stop Signs

Unwarranted multi-way stop signs shall not be installed. Installation of multi-way stop signs shall be based on criteria outlined in the TMUTCD, latest revision.

7.7.4 Traffic Signal System Design Guidelines

7.7.4.1 General

Prior to beginning design, the Design Engineer shall contact the City of Sugar Land to determine special design criteria, which may include pole types, interconnection with existing signals, detection, etc.

All new traffic signals shall be mast arm signals with video detection utilizing a minimum of one camera per approach. All traffic signals that are subject to modification or reconstruction to the

degree that the modification or reconstruction is greater than 50% of the value of the traffic signal poles and equipment shall be reconstructed as mast arm signals with video detection.

All traffic signals shall be designed in accordance with the Texas Department of Transportation's (TxDOT) latest specifications and standard drawings, including the Houston district standards.

All traffic signal designs shall be in accordance with the latest Texas Manual on Uniform Traffic Control Devices and acceptable engineering practices in order to provide safe and efficient operation. All traffic signals shall be designed to comply with the latest state-of-the-art operational and functional features for traffic signal systems required by the City of Sugar Land.

All plans shall provide the information required to properly represent existing conditions and the proposed work. Plans showing interim phases as well as the ultimate design are required if necessary to adequately communicate the design.

The Design Engineer shall provide all design criteria to the City Engineer.

7.7.4.2 Wiring Requirements

All wiring is stranded, except for #6 solid bond bare wire.

One 2/C #12 for push buttons and one 4/C #12 for pedestrian signals per phase.

Luminaire cables (2 #8 XHHW) shall by-pass the controller and cabinet and go directly to the service enclosure.

One 7/C #12 for vehicular signals, generally one 7/C #12 for two 3-section heads and one 7/C #12 for left turn signal.

Three 1/C #4 XHHW with 1 #6 bare copper wire in a 1 1/4" PVC conduit between the controller and cabinet and service enclosure.

Provide one (1) #6 bare copper wire in all conduits other than #14 XHHW stranded wire cable for loops.

Typical video detection cables consist of 1-3/C #16 cable and 1-RG59 coax cable per camera, unless specified differently by the manufacturer.

One 3/C opticom cable with shield per opticom detector.

All other cable(s) shall conform to the manufacturers recommended design.

7.7.4.3 Conduit

All work shall conform to NEC codes.

All conduits shall be PVC except where there are risers, 45 degree or more bends and exposed or above ground conduit.

Typically 1" conduit for loops (between ground box and edge of pavement), 2" conduit for loop home runs (2/C #14). Size all conduits by calculating the maximum fill as per NEC code.

Proposed conduits shall be bored and jacked under paved areas and shall be identified on layout(s).

At each strain pole provide a 3" (minimum) conduit from pole foundation to ground box for future use.

Provide a distance of 5 feet from ground box to any pole for future wheelchair ramps.

7.7.4.4 Construction Plan Requirements

Construction Plans for Traffic Signals shall conform to the City's graphic standards. The basic set of signal system construction drawings shall include, but is not limited to the following:

1. Title Sheet and/or Index of Sheets
2. General Construction and Utility Notes
3. Basis of estimate
4. Condition Layout
5. Paving Layout (when applicable)
6. Pavement Marking and Signing Layout
7. Plan Layout

8. Legend for Plan Layout
9. Signal Elevations (when applicable)
10. Anchor Bolt Details (when applicable)
11. Signal Interconnect Sheet (when applicable)
12. Pedestrian Walkway Details
13. Notes for Plan Layout
14. Standard Detail Sheets (all required and latest)
15. Traffic Control Plan

The content of each drawing is described below.

7.7.4.4.1 Title Sheet and/or Index of Sheets

The title Sheet and/or index sheets shall include as applicable:

- A. Intersection(s) and street name(s)
- B. Design Engineer,
- C. The City of Sugar Land Logo
- D. The date when the plans were completed
- E. A vicinity map/key map with the signal location specified
- F. An index of sheets included in the plan set
- G. The project title including project scope and proper road names
- H. The source of funding for construction
- I. Any special notes.

- J. A site map with north arrow

7.7.4.4.2 General Construction and Utility Notes

This sheet shall provide all utility notes for all known utilities including contact information, services located within the project, and all other pertinent information. The Service Outlet and Data Statement from the power company should be prominently noted.

7.7.4.4.3 Basis of Estimate

This sheet includes all wires and cables, conduits, ground boxes, span wires, etc. and their calculated quantities.

The estimated quantities shall be detailed by location or specific system.

Provide all items detailed an item number and a reference.

Bid items will be discussed under bid documents.

Identify materials to be furnished by the City of Sugar Land or others (when applicable).

Quantities are for estimate purposes only.

7.7.4.4.4 Condition Layout

The Design Engineer shall completely represent the conditions existing at the project site prior to the planned construction on this plan. At a minimum the plan should depict all existing signage (including speed limits on all approaches), joints in pavement, types of pavement, condition of pavement (for loops), utility locations, street geometry, and any existing signal equipment.

7.7.4.4.5 Paving Plan (when applicable)

Depict the proposed design showing required wheelchair ramps/landings to access pedestrian push buttons. These paving improvements must comply with the current Texas Accessibility Standards (TAS) of the Architectural Barriers Act.

Provide applicable construction notes and/or paving details including ramp/landing dimensions.

7.7.4.4.6 Pavement Marking and Signing Layout

This plan shall show all proposed paving improvements as existing and include all existing signing and striping.

The plan shall depict the proposed design of all applicable pavement markings. “Signal Ahead” signs are typically provided on all approaches.

At a minimum the plan should depict all:

- Rights-of-way
- Roadway geometry
- Utilities
- Existing Sign details (complete)
- Proposed Sign details (complete)
- Construction signing
- Stop bars
- Crosswalks, if required
- Wheelchair ramps, if required
- Special notes

7.7.4.4.7 Plan Layout sheet

This plan shall show all proposed paving improvements, signing and striping as existing.

The westbound left turn is signal head 1 and continues clockwise.

The northwest corner pedestrian signal for westbound is P1 and continues clockwise.

Provide separate pole for the service meter with an enclosure and photoelectric cell.

Locate the controller and cabinet at the nearest service if possible.

Locate the controller and cabinet so as not to restrict the sight distance for right turns on red.

Install the communications ground box with 3 inch PVC and bare wire for future use near the cabinet if there is no existing hardwire interconnect system.

Two (2) Luminaires are required and are to be located in the far right corners along the major street.

Video loop detection typically uses one camera per approach.

Multiple pulse loop detectors (6'x6' one per lane) are required on major streets based on posted speed.

Loop Detector or Detector Zone placement is as follows:

Distance From Back of Stop Bar to Front of Loop (Loop distance in feet)				
MPH	1st Detector Stop Bar	2nd Detector 6' X 6'	3rd Detector 6' X 6'	4th Detector 6' X 6'
35	6' X 20'	90	190	n/a
40	6' X 20'	110	240	n/a
45	6' X 20'	175	290	n/a
50	6' X 20'	220	350	n/a
55	6' X 20'	225	320	415
60	6' X 20'	275	375	475
65	6' X 20'	320	430	540
70	6' X 20'	350	475	600

Additional Loop Detector Locations:

All approach lanes will provide a 6'x20' loop (front of loop located 5' in front of center of stop bar).

Left turn lanes provide a second 6'x20' presence loop with a 6' gap behind the front loop.

One (1) loop per lane will be wired and labeled as a "counter" loop, and must be individually connected in the cabinet for use in data collection.

Loop sizes and locations are subject to change due to pavement joints, broken pavement, manholes, etc.

No loop shall be cut through pavement joints.

Loops are identified by phase.

Signal Head Mounting shall comply with the following:

1. Span Wire: 2 brackets for 4 section and larger traffic signal heads
2. Mast Arm: 2 Astro brackets for 4 section and larger traffic signal heads.

Provide this note: "Contractor shall expose utilities as needed to install pole foundations".

7.7.4.4.8 Legend for Plan Layout

Provide signal head schedule illustrating all vehicle signal heads and signs attached to signal heads.

Provide sign schedule and dimensions showing all overhead signs.

Symbol legend, including pole descriptions and equipment attached to poles.

Electrical schedule and notes.

Provide various notes to contractor.

Any additional notes or details.

7.7.4.4.9 Signal Elevations (for strain pole type design only)

Span wire signal system shall be allowed on a temporary basis during construction only.

Poles, signals and pedestrian signals numbered and details.

Show video detection or any other directional devices in their proper place.

Elevation views for all approaches and proper callout.

Electrical schedule callouts and guy wire details.

Show all conduits in foundations and call out what conduit runs serve.

Add note: "For Legend and Callouts See Traffic Signal Layout Sheet".

Luminaire locations.

Centerline of street.

Special notes or details.

7.7.4.4.10 Anchor Bolt Orientation Details (for strain pole type design only)

Provide detail per TXDOT standards

7.7.4.4.11 Signal Interconnect Sheet

Show all existing/proposed intersections involved.

Design notes for connections.

Electrical chart for interconnect cable(s).

Add Note: “Refer to Intersection Layouts and Legends for Plan Layout Sheets for Additional Information Regarding Communication Cable”.

All required details and elevation details.

Intersection locations for interconnect system.

7.7.4.4.12 Pedestrian Walkway Details

Current pedestrian walkway details with the following plan layout details:

Existing intersection condition.

Proposed pole locations and identified.

Proposed pedestrian walkway design layout.

7.7.4.4.13 Notes for Plan Layout

Callouts for all signals and sign types.

Callouts for all signs and all sign types.

Notes to reference specific sheet(s).

Any note pertaining to signal design shall be included.

Special VIVDS specification if required.

Special equipment descriptions.

Maintenance of existing traffic signals and operation parameters.

7.7.4.4.14 Standard Detail Sheets

Any details pertaining to the proposed signal design shall be included.

The details shall be the latest available from the City of Sugar Land and TxDOT.

Any necessary quantities, i.e. pole and foundation details, shall be filled out.

7.7.4.5 Approved Products

All equipment and materials utilized on traffic signals within the City of Sugar Land shall conform to the latest Approved Products list and shall be subject to the approval of the City Engineer.

7.8 Sidewalks and Crosswalks

Sidewalks shall be a minimum of five feet (5') in width and located on each side of all public streets with the exception of US 59 and Hwy 90A. Construction of a sidewalk will be deferred until a lot is improved.

Sidewalk wheelchair ramps shall be required at all intersections and driveways. Sidewalks and ramps shall be located within the right-of-way at the crosswalk area. Sidewalk-ramps will be constructed monolithically with pavement. (Ordinance No. 1265, Section 1, 2001)

Crosswalks constructed through an esplanade shall be a minimum of six feet (6') wide.

All sidewalks and ramps are to be constructed in accordance with the City of Sugar Land Standard Details and in accordance with ADA requirements.

Sidewalks shall be located two feet (2') within the street right-of-way or in an adjacent dedicated easement as approved by the City. (Ordinance No. 1265, Section 2, 2001)

Where concrete curb and gutter streets are not present or where the potential for future roadway widening exists, a sidewalk easement shall be provided along the existing road right-of-way.

7.9 Alleys

Service alleys in commercial and industrial districts shall have a minimum right-of-way width of twenty feet (20') and a minimum concrete pavement width of fifteen feet (15'). An easement may be substituted upon approval by the City if the easement is also a fire lane easement. (Refer to Section 8.7 for fire lane requirements.) In residential districts, alleys shall be parallel, or approximately parallel to the frontage of the street. Alleys in residential districts shall have a minimum of eighteen feet (18') of right-of-way and twelve feet (12') of concrete pavement.

Alleys for commercial and industrial districts shall have a minimum thickness of seven inches (7") with number four (#4) rebar spaced at eighteen inches (18") measured center to center of the rebar. Residential alleys shall have a minimum thickness of six inches (6") with number four (#4) rebar spaced at twenty-four inches (24") measured center to center of the rebar.

Alleys shall have a minimum gradient on gutter line of 0.50 percent.

Alleys shall be constructed as a "V" section with cross slopes of three-eighths-inch (3/8"). Refer to the Standard Detail.

8.0 SITE DEVELOPMENT REQUIREMENTS

8.1 General

Site development plans for all site developments within the City of Sugar Land and its extraterritorial jurisdiction shall be approved by the City Engineer prior to construction.

Site developments, not including single family residential, shall include any project that affects public water, wastewater, storm drainage, or paving facilities.

All site developments shall conform to the requirements of these Standards, the current adopted Building Code, and applicable rules and regulations of the City of Sugar Land.

All wastewater, drainage and paving related site development improvements shall be privately owned, operated and maintained up to and including the connection to the public system. All potable water related site development improvements shall be privately owned, operated and maintained up to but not including the meter and meter vault.

Site development improvements which serve more than one private party, are located within public street rights-of-way or easements, are located within the City's limits, and meet the design standards set forth herein, may be accepted by the City of Sugar Land for operation and maintenance.

8.2 Building Slab Elevations

Minimum building slab elevations within the City's limits shall be set at or above (1) the elevation required by the recorded plat, (2) twelve inches (12") above the 100-year flood plain elevation and maximum ponded elevation, (3) eighteen inches (18") above natural ground, or (4) twelve inches (12") above the top of curb at the front of the lot, whichever is higher. Building slabs shall conform to the City's Ordinance No. 595 or latest edition on flood damage prevention. Minimum building slab elevations within the extraterritorial jurisdiction of the City of Sugar Land shall conform to the requirements of Fort Bend County. Minimum slab elevations shall be shown on the Overall Plan and/or lot grading plan in accordance with Chapter 6.

8.3 Water Service

Water service lines and meters shall be sized in accordance with requirements set out in Section 4.0 of these Standards.

8.4 Sanitary Sewer Service

Sanitary sewer service leads are normally installed during construction of the public sanitary sewer. When a sanitary sewer service lead is to be installed for a site development, refer to requirements set out in Section 5.0 of these Standards. All lots, tracts, or reserves shall be connected directly to a public sanitary sewer by a single lead, except as specifically approved by the City Engineer. The City Engineer shall be contacted for all sanitary sewer connections for commercial projects within the City and its extraterritorial jurisdiction. All commercial sanitary sewer service connections shall tie-in to a manhole by core.

Tie-in to the manhole shall be cored. If a drop service connection is to be made, the drop tie-in will be made on the outside of the manhole. The connection shall be sealed with non-shrink grout inside and out. A drop service connection is required for any tie-in over three (3) feet above the flow line.

8.5 Site Drainage Requirements

All commercial, industrial, office, recreational, and multi-family tracts deeper than one hundred feet (100') measured from the right-of-way line shall have an internal drainage system. The internal drainage system shall collect all site runoff beyond one hundred feet (100') from the right-of-way line into a storm sewer system that shall connect to the public drainage facilities in the area, except with specific approval. The one hundred foot (100') area adjacent to the right-of-way may sheet flow to the roadway drainage system if the roadway system is designed to accommodate the additional sheet flow from development.

The internal site storm sewer shall be connected to a public storm sewer at a manhole or at an inlet adjoining the site. The site drainage outfall shall be connected to the nearest existing drainage system with adequate capacity to serve the drainage area. Where extension of the existing drainage system is required, all costs for extension shall be the responsibility of the development.

All internal site storm sewers extended into a public right-of-way or easement shall be reinforced concrete pipe sized to drain the site. Only one connection will be allowed into the back of a curb inlet. Storm sewers shall be reinforced concrete pipe, ASTM C-76, Class III, with rubber gasket joints, ASTM C-443.

All internal facilities shall be designed by a registered professional engineer and shall be sized to drain the site in accordance with these Standards.

Drainage calculations shall be submitted with all site development plans. Other supporting data may be required by the City Engineer.

When the site drains directly into a Fort Bend County drainage facility, or into a highway right-of-way, the appropriate governmental entity shall approve the site development connection to public facilities.

8.6 Electronic Submittal of Approved Site Plans

Approved site plans, with signed City of Sugar Land approval block, shall be submitted on CD ROM or DVD as specified in section 2.4.1 *Electronic Submittals, B. Scanned Image Format*.

8.7 Fire Lanes

Fire lane easements shall be created on all multi-family and non-residential tracts. All fire lane easements must have access to public roadways and shall be located so that no building is greater than one hundred and fifty feet (150') from either a fire lane or a public street right-of-way.

Fire lanes shall be either twenty feet (20') wide with twenty-five foot (25') radii or twenty-four feet (24') wide with twenty-foot (20') radii.

Fire lanes shall be constructed using the same pavement structural requirements as public pavement.

Fire lanes shall be designed to drain in compliance with the site development requirements.